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HAMILTON ZONING BY-LAW

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ZONING BY-LAW

By-Law No. 6593

Passed 25 July, 1950

SCHEDULES TO SECTION 19-B

THIS BY-LAW IS ADMINISTERED BY THE BUILDING COMMISSIONER

VOL. 2

Index for Section 19B

SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-1	9450	E 56 & 57	Sherwood	North of Fennell East & West of High; abutting on north side of Fennell & to the east of High; abutting on the north side of Fennell & west of Edgewood.	12 Sept./61
S-2	10349, 10407	E 57	Sherwood	North-west corner of Fennell & High	10 Mar./64 12 May/64
S-3	10525	E 57	Sherwood	North-east corner High & Fennell Avenue East	8 Sept./64
S-4	10564	W 51	Ainslie Wood West	West side of Main Street West, south of Whitney	10 Nov./64
S-5	10637	E 15	Inch Park	South-west corner of Concession & East 15th Street	26 Jan./65
S-6	67-98	E 9	Greeningdon	South-west corner of Mohawk & Upper Wellington	14 Mar./67
S-7	10505	W 9C	Kernighan	Northern limit of Stone Church Rd. & Western limit of Upper James	28 July/64
S-7	10720	E 95	Corman	South side of Queenston Rd. & the east side of Pottruff Road	11 May/65
S-8	10742	W 23	Westdale South	Main Street West, Macklin & Carling Street	8 June/65
S-9	10748	E 73	Normanhurst	230 Ivon Avenue	8 June/65
S-10	10788	E 44	Crownpoint West	North side of Main Street East, extending between East Bend & Hilda Ave.	27 July/65
S-11	10789	E 15	Inch Park	West side of Upper Wentworth, south of south limit of Concession St.	27 July/65
S-12	10790	E 9A	Greeningdon	West side of Upper Wellington Between Hester & Limeridge	27 July/65
S-13	10811	E 9A	Greeningdon	West side of Upper Wellington, north of the northern limit of Limeridge	31 Aug./65
S-14	10813	W 5	Durand	North side of Jackson Street between James and MacNab	31 Aug./65
S-15	10857	E 21	Gibson	West side of Chestnut Avenue	12 Oct./65
S-16	10864	E 64	Homeside	Rear of 1593 Main Street West	26 Oct./65
S-17	10876	W 50	Ainslie Wood West	West side of Main Street West, south of Highway No. 8	9 Nov./65
S-18	10892	E 95	Kentley	North of Queenston Road, west of Nash Road	30 Nov./65
S-19	10875	W 33 & W 34	Ainslie Wood East	South side of Main Street West, east of Dow Avenue	9 Nov./65
S-20	10920, 66-176	E 75 & E 76	Glenview West	North-east corner of Walter Avenue & King Street East	14 Dec./65 31 May/66
S-21	10921	E 73	Normanhurst	North side of Melvin, west side of Walter Avenue North	14 Dec./65

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SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-22	10923	E 104 & 105	Kentley	North-west corner of Kenora Avenue and Oakland	14 Dec./65
S-23	10925	E 9D	Ryckmans	59 Highway No. 53	14 Dec./65
S-24	67-124	E 49	Berrisfield	877 Upper Gage Avenue	25 Apr./67
S-25	66-44	E 67	Rosedale	Greenhill Avenue	25 Jan./66
S-27	66-89	E 104	Kentley	West side of Kenora between Oakland and Barton Street East	8 Mar./66
S-28	66-104	E 1	North End East	Brock Street, John Street, Guise Street and Catharine Street	29 Mar./66
S-29	10827 66-137	W 9C	Gourley	North side of Stone Church Road West, west of the westerly limit of West 5th	14 Sept./65 26 Apr./66
S-30	66-139	W 9C	Gourley	North side of Stone Church Road West, west of the westerly limit of West 5th	26 Apr./65
S-32	66-217	E 73	Normanhurst	North side of Melvin Avenue, west of the westerly limit of Walter Avenue	26 July/66
S-33	66-277	E 86 & 87	Red Hill	West side of Mount Albion Road, north of T.H. & B. Railways	11 Oct./66
S-34	66-323	E 106	Greenford	North side of King Street East between Owen Place & City Limit	20 Dec./66
S-35	66-325	E 36	Raleigh	North-west corner of Upper Gage and Fennell Avenue East	20 Dec./66
S-36	67-27	W 13	Kirkendale N.	South-west corner of Main Street West and Queen Street South	17 Jan./67
S-37	67-28	W 51	Ainslie Wood W.	1831 Main Street West	17 Jan./67
S-38	67-31	E 73	Normanhurst	West side of Parkdale Avenue North, north of the northern limit of Barton East	17 Jan./67
S-40	67-91	E 9	Greeningdon	North-west corner of Upper Wellington Street and Luscombe Street	14 Mar./67
S-41	67-97	W 17	Rolston	South side of Mohawk Road West between Millbank Place & Southlea Drive	14 Mar./67
S-42	66-42, 67-99	E 82	Parkview W.	North side of Brampton Street between Knox Avenue & Burgess Avenue	25 Jan./66 14 Mar./67
S-43	67-107	E 113 & 114	Riverdale W.	South of Barton Street East, between Highway #20 & Lake Avenue	28 Mar./67
S-44	67-106	E 114	Riverdale W.	East of Highway #20, between Barton Street East & Queenston Road	28 Mar./67
S-45	67-108	E 114 & 115	Riverdale W.	West of Lake Avenue and north of Queenston Road	28 Mar./67
S-46	67-104	W 17A	Rolston	North of Limeridge Road, east of Garth	28 Mar./67

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SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-48A	67-196 69-227	E 105	Greenford	Both sides of Clapham Road	18 July/67 30 Sept./69
S-49	67-218	E 9A	Greeningdon	North-west corner of Limeridge Road East and Upper Wellington Street	29 Aug./67
S-50	67-220	E 59	Huntington	North-east corner of Mohawk Road and Upper Ottawa Street	29 Aug./67
S-51	67-222	E 85	Glenview East	South side of Queenston Rd. between Knowles and Pottruff Road	29 Aug./67
S-52	67-250	W 51 & 52	Ainslie Wood West	West side of Main St. W., north of the westerly City Limits	29 Aug./67
S-53	67-285	E 84	McQuesten West	Roxborough Avenue and Martha Street	26 Sept./67
S-54	67-331	E 5	Corktown	East side of Hughson Street	28 Nov./67
S-55	67-329	E 7	Centremount	Southwest corner Brucedale & East 9th	28 Nov./67
S-56	67-327	E 88	Red Hill	West side of Mount Albion Road	28 Nov./67
S-57	67-90	E 9A	Greeningdon	North side of Limeridge Rd., west of Ridge Street	28 Nov./67
S-58	67-357	W 17	Buchanan	Southern limit of San Road, eastern limit of West 16th	19 Dec./67
S-59	67-358	E 9	Greeningdon	North-west corner of Upper Wellington & Luscombe	19 Dec./67
S-61	68-11	E 84	McQuesten West	Oriole Crescent	9 Jan./68
S-62	68-42	W 5	Durand	Caroline & Hess Streets	30 Jan./68
S-63 & 64	68-92	E 86 & 87	Red Hill	East side of Mount Albion Road	12 Mar./68
S-65	68-100	W 2 & 3	North End East	Cotton Mill Site	26 Mar./68
S-66	68-115	E 105	Kentley	North-east corner Queenston and Nash Roads	9 Apr./68
S-67	68-140	E 24	Eastmount	Concession Street	30 Apr./68
S-68	68-162	E 25	Burkholme	East side of East 27th	28 May/68
S-69a	69-282	W 9A	Rolston	North-west corner of West 5th & Limeridge Rd.	16 Dec./69
S-70	68-164	W 38, 39, 40, 45 & 46	Cootes Paradise	Dalewood Court, Lakelet Drive, Thorndale Crescent	28 May/68
S-71	68-176	E 95	Kentley	North-east corner Queenston & Pottruff Road	11 June/68

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SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-72	68-177	E 44	Crown Point West	South-west corner of Cannon East & Rosslyn	11 June/68
S-73	68-178	E 9	Greeningdon	Upper Wellington and Luscombe	11 June/68
S-74	68-220	W 40	Ainslie Wood East	South-west corner of Main and Bowman Streets	30 July/68
S-75	68-227 70-35 70-197	E 97 & 98	Vincent	West side of Quigley Road	30 July/68 27 Jan./70 14 July/70
S-76	68-228	W 9B	Gourley	South side of Limeridge Road	30 July/68
S-76A	70-366	W 9B	Gourley	West of West 5th	15 Dec./70
S-77	68-234	E 114, 115	Riverdale West	North of Queenston Road & west of Lake Avenue	30 July/68
S-78	68-233	W 9B	Gourley	South side of Limeridge Road, west of West 5th	30 July/68
S-79	68-237	W 24	Kirkendale North	North side of Aberdeen Avenue	30 July/68
S-80	68-255	W 27A	Gilbert	West side of Garth, south of Mohawk Road West	27 Aug/68
S-81	68-264	E 123	Riverdale East	West of Grays Road	10 Sept./68
S-82	68-266 70-50	E 123	Riverdale East	South side of Barton East, east of Lake Avenue	10 Sept./68 24 Feb./70
S-83	68-269	E 88 & 89	Vincent	South of King Street East, between Mount Albion Road & Quigley Road	10 Sept./68
S-84	68-267	W 17A	Rolston	North of Limeridge, east of Garth	10 Sept./68
S-85	68-268	E 49	Berrisfield	South-west corner of Mohawk & Palmer Roads	10 Sept./68
S-86	68-285	E 34	Blakeley	East side of Prospect Street South	24 Sept./68
S-87	68-291	E 59	Lisgar	South-west corner of Mohawk & Moxley	24 Sept./68
S-88	68-328	W 27A	Gilbert	West of Garth, South of Mohawk Road West	29 Oct./68
S-89A	68-348 70-201	W 43 & 43A	Mountview	North of Mohawk At west City Limits	12 Nov./68 28 July/70
S-90	68-358	W 9	Yeoville	South-east corner of Caledon & Lotus Avenue	29 Nov./68
S-91	68-371	W 52	Ainslie Wood West	West side of Main East of the City Limits	17 Dec./68
S-92A	68-370 70-21	E 88	Vincent	Area between Mount Albion and Quigley Road	17 Dec./68 13 Jan./70

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SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-93	68-390	W 9B	Gourley	South side of Limeridge Rd., west of West 5th	17 Dec./68
S-94	69-37	E 36	Macassa	South side of Fennell, between East 38th & Upper Gage	11 Feb./69
S-95	69-38	E 95	Kentley	South end of Tia Drive	11 Feb./69
S-96	69-51, 70-153	E 123	Riverdale West	South of Barton, west of Grays Road	25 Feb./69
S-97	69-39	E 9D	Ryckmans	1545 Upper James Street	11 Feb./69
S-98	69-49	W 17A, B	Gourley	South side of Limeridge Road	25 Feb./69
S-100	69-54	E 83	McQuesten West	Between Superior and Barton, east of Parkdale Avenue	25 Feb./69
S-101	69-81	E 106	Greenford	West of Owen Place, north of King Street	25 Mar./69
S-102	69-104	E 108	Gershome	Area located east of Blanche Court	29 Apr./69
S-104	69-102	E 89	Vincent	Lands located at the foot of escarpment between Mt. Albion and Quigley Road	29 Apr./69
S-105	69-126	W 27A	Gilbert	North-west corner Garth Street & Limeridge Road	10 June/69
S-106	69-131	E 1 & 2	North End East	South east corner of Guise and James Street	10 June/69
S-107	69-139	W 9 & E 9	Yeoville	West of Upper James Street	24 June/69
S-108	69-154	E 36	Macassa	South side Fennell, east of Upper Sherman Avenue	29 July/69
S-109	69-245	W 52	Ainslie Wood West	West side of Main, west of City Limits	28 Oct./69
S-110	69-213	W 37 & 37a	Fessenden Mountview	Mohawk between Upper Horning & Upper Paradise Roads	30 Sept./69
S-111	70-31	W 9B	Gourley	South side of Limeridge Road, west of West 5th	27 Jan./70
S-112	69-162	E 36	Gourley	South side of Limeridge Road, west of West 5th	29 July/70
S-113	69-230	W 27B	Gilkson	West of Garth Street, south of Limeridge	14 Oct./69
S-114	70-32	W 27A	Gilbert	West side of Garth, north of Limeridge	27 Jan./70
S-117	69-192	W 9B	Gourley	South side of Limeridge Rd. west of West 5th	9 Sept./69
S-119	70-43	W 43 & 43A	Mountview	South of Scenic Drive at the west limits of the City	10 Feb./70
S-120	70-167	E 96 & 97	Vincent	East side Quigley, south of King Street	23 June/70

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SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-121	69-169	W 9A	Rolston	North-west corner Limeridge and West 5th	29 July/69
S-122	69-223	E 9A	Ryckmans	East side of Upper James Street, north of Rymal Road	30 Sept./69
S-123	69-231	W 46	Ainslie Wood	South side of Main, west of Kingsmount Avenue	14 Oct./69
S-125	69-219	E 4	Beasley	West side of Mary Street, south of Cannon Street East	30 Sept./69
S-126	69-220	E 12	Landsdale	East side of Victoria North, north of Cannon Street.	30 Sept./69
S-127	69-266	E 9	Greeningdon	North side of Luscombe, west of Upper Wellington	25 Nov./69
S-128	69-264	E 103	Nashdale	North-east corner of Barton and Kenora	25 Nov./69
S-130	70-19	E 106	Gershome	South side King Street east of Nash Road	13 Jan./70
S-131	70-150	E 66 & 76	Bartonville	West of Cochrane Rd., between King & Lawrence Rd.	9 June/70
S-133	70-25	W 9 & 9A	Yoeville	East of a future extension of Caledon Avenue	13 Jan./70
S-134	70-57	W 27	Gilbert	West side Garth & South of Mohawk	24 Feb./70
S-135	70-42	E 7	Centremount	North side of Fennell, east of Upper James	10 Feb./70
S-136	70-204	E 6	Corktown	Area between St. Joseph's Drive & Arkledun Avenue	28 July/70
S-137	69-285	W 9B	Kernighan	West side of Upper James, south of Limeridge	16 Dec./69
S-138	70-141	W 11	Strathcona	Area between Queen Street and Oxford Street, north of York Street	26 May/70
S-140	70-48	E 94 & 95	Kentley	North of Queenston Road, east of Potruff Road	24 Feb./70
S-141	70-14	W 27B & 27C	Gilkson	West of Garth, north of Stone Church Road	13 Jan./70
S-142	70-94	W 27A	Gilbert	East of Upper Paradise between Mohawk West and Limeridge West	31 Mar./70
S-144	70-58	E 103 & 104	Kentley	South side of Barton Street on the west side of Kenora	24 Feb./70
S-145	70-124	W 33	Westdale South	North side of Main West, west of Newton	12 May/70
S-146	70-126	E 53	Crown Point East	North side of Argyle, east of Ottawa	12 May/70
S-147	70-202	W 2 & 3	North End West	West of Bay St. between Simcoe and Strachan	28 July/70
S-148	70-114	E 5	Corktown	North-west corner Charlton Avenue & Hughson	28 Apr./70

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SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-150	70-182	W 27	Gilbert	North side of Darlington Drive	14 July/70
S-151	70-190	E 13	Landsdale	North-west corner of Main East & Tisdale	14 July/70
S-152	70-155	W 9B	Rolston	South-west corner of Limeridge & West 5th	9 June/70
S-154A	70-374	E 6	Corktown	South side of Arkledun Avenue, west of Claremont Hill Road	15 Dec./70
S-157A	70-203 71-76	E 27 & 27A	Thorner	East side of Upper Wentworth between Mohawk and Limeridge	28 July/70 30 Mar./71
S-158	70-168	E 88	Red Hill	Area west of Mount Albion Road	23 June/70
S-159	70-183	W 4	Central	West side of Hess between King & George Sts.	14 July/70
S-160	70-259	E 59A	Lisgar	East side of Upper Ottawa between Mohawk & Limeridge	8 Sept./70
S-162	70-205	E 103	Kentley	South-west corner of Barton & Kenora	28 July/70
S-164	70-208	E 18A	Bruleville	East side of Upper Wellington, north of Limeridge Road	28 July/70
S-169	70-274	E 49A	Berrisfield	East side of Upper Gage	29 Sept./70
S-170	70-258	W 27C	Gilkson	North side of Stone Church Road between Garth and Upper Paradise	8 Sept./70
S-171	70-297	E 5	Corktown	South-east corner James South and Forest	13 Oct./70
S-172	71-207	E 12	Landsdale	273 and 277 East Avenue North	13 Oct./70
S-173	70-363	W 41	Ainslie Wood East	East side of Broadway	15 Dec./70
S-174	70-285	E 21	Gibson	East side of Sanford North	29 Sept./70
S-175	71-66	W 17A	Rolston	North of Limeridge, east of Garth	9 Mar./71
S-176	71-78	E 107 & 108	Gershome	Gershome Neighbourhood	30 Mar./71
S-177	70-350	E 123	Riverdale East	West side of Grays Road	24 Nov./70
S-180	70-325	E 18	Bruleville	South-east corner Mohawk & Upper Wellington	10 Nov./70
S-181	70-368	W 14	Kirkendall North	North-east corner Dundurn & Stanley	15 Dec./70
S-182	71-32	E 2	North End East	North-east corner James & Burlington	9 Feb./71
S-183	71-33	W 27	Gilbert	East of Upper Paradise Rd., south of Mohawk	9 Feb./71

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SCHEDULE	BY-LAW NO.	SHEET NUMBER	NEIGHBOURHOOD	LOCATION	DATE PASSED
S-184	71-60	W 27A	Gilbert	South-west corner Garth & Limeridge	23 Feb./71
S-185	71-40	E 114 & 115	Riverdale West	West side of Lake Avenue, north of Queenston Road	9 Feb./71
S-186	71-44	E 95	Kentley	North of Queenston Rd., east of Pottruff	9 Feb./71
S-187	71-105	E 66	Rosedale	South side of Lawrence, east of Kenilworth	13 Apr./71
S-189	71-43	E 4	Beasley	North side of Rebecca between Wellington & Cathcart	9 Feb./71
S-191	71-41	E 114 & 115	Riverdale West	North of Queenston west of Lake Avenue	9 Feb./71
S-192	71-91	E 5	Corktown	North of Young between Ford & Wellington	30 Mar./71
S-193	71-113	E 124	Riverdale East	South of Barton, at east limits of City	27 Apr./71
S-197	71-110	E 5	Corktown	South-east corner Main Street East & Catharine	27 Apr./71
S-198	71-111	W 27C & 27D	Falkirk East	South of Stone Church Road east of Courtland	27 Apr./71
S-199	71-97	E 104 & 105	Kentley	Area bounded by Centennial Parkway, Queenston Road, Kenora Avenue	30 Mar./71
S-200	71-156	W 43A & 43B	Fessenden Gurnett	South side of Mohawk Road, east of Upper Horning Road	8 June/71
S-201	71-114	E 87 & 88	Vincent	Mount Albion & Quigley Roads	27 Apr./71
S-203	71-115	W 27B	Gilkson	West side of Garth Street, south of Limeridge Road	27 Apr./71
S-204	71-191	W 9A	Yoeville	North of Limeridge between West 5th and Upper James Street	29 June/71
S-214	71-218	E 124	Riverdale East	North of Queenston Road, west of Grays Road	31 Aug./71
S-216	71-270	W 22	Westdale North	North side Glen Road, west of # 403	12 Oct./71
S-217	71-242	W 27A	Gilbert	West of Garth, south of Mohawk Road	14 Sept./71
S-225	71-311	E 103	Kentley	South west corner Barton & Kenora	1 Dec./71
S-228	71-313	W 27B & 27C	Gilkson	West side of Garth, north of Stone Church	1 Dec./71
S-233	72-46	W 43A	Fessenden	South-east corner Mohawk & Magnolia	8 Feb./72

19.B (1) Where any parcel of land shown on any of the District Maps appended to and forming part of this by-law is marked with the letter "S" followed by a dash and a number, that parcel is subject to the special requirements contained in the similarly identified schedule of this section.

SCHEDULE S-1

BY-LAW NO. 9450

To Amend the Zoning By-Law No. 6593

Whereas by a Decision of the Ontario Municipal Board dated the 24th day of July, A.D. 1961, the said Board directed that The Zoning By-Law No. 6593 be amended as provided in the within By-Law, and further directed,

> "to ensure that the lands in question are developed as proposed in the evidence to the Board, ... that there be incorporated as a schedule to such By-Law or By-Laws a development plan identical with the plan of Dr. E. G. Faludi, Exhibit 14,"

filed at the hearing before the Board at the City Hall at Hamilton, of the appeal of R. W. Freeburne and R. F. Banting, on the 15th day of February, A. D. 1961;

Wherefore the Council of The Corporation of the City of Hamilton, pursuant to the direction of the Ontario Municipal Board aforesaid, enacts as follows:

1. Subject to the provisions of section 2 of this By-Law, Sheets numbers E 56 and E 57 of the District Maps, appended to and forming part of The Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, are hereby amended,

(a) by changing from "C" (Urban Protected Residential) District and "E.2" (Multiple Dwellings) District, to "E" (Multiple Dwellings) District — those lands lying to the north of Fennel Avenue East and to the west of High Street, described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth and Province of Ontario and being composed of part of Lot Number Four (4) in the Fourth Concession of the Township of Barton and which may be more particularly described as follows:

COMMENCING at a point in the northern limit of the road allowance between Concessions 4 and 5 (Fennel Avenue) where it is intersected by the western limit of a strip of land expropriated by the City of Hamilton for Highway purposes by By-Law No. 8455.

THENCE North 17° 49' east 431.98' to a point.

THENCE South 72° 10' east 557.16' to the western limit of the strip of land expropriated by City of Hamilton By-Law No. 8455.

THENCE South 19° 41' west along the western limit of said strip of land 430' more or less to the point of commencement;

(b) by changing from "C" (Urban Protected Residential) District and "D.E" (Low-Density Multiple Dwellings) District to "E.2" (Multiple Dwellings) District, those lands abutting on the north side of Fennel Avenue East, to the east of High Street, described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton in the County of Wentworth and Province of Ontario and being composed of parts of Lots Numbers three (3) and four (4) in the Fourth (4) Concession of the Township of Barton which may be more particularly described as follows:

COMMENCING at a point in the northern limit of the road allowance between Concessions 4

5 (Fennel Avenue) where it is intersected by the eastern limit of a strip of land expropriated for Highway purposes by the City of Hamilton By-Law 8455.

THENCE South 72° 33' east along the northern limit of the said road allowance 304' 6" to the division line between lots 3 and 4.

THENCE South 72° 46' 30" east along the northern limit of the road allowance between Concessions 4 and 5, 244.86' to a point.

THENCE North 17° 50' east 147.57'.

THENCE North 10° 58' east 277.44'.

THENCE North 72° 10' west 502.54' to the eastern limit of a strip of land expropriated by City of Hamilton By-Law No. 8455.

THENCE South 19° 41' west along the eastern limit of said strip of land 429' more or less to the point of commencement; and

(c) by changing from "C" (Urban Protected Residential) to "D.E." (Low Density Multiple Dwellings) District those lands abutting on the north side of Fennel Avenue East to the west of Edgewood Avenue, described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in the County of Wentworth and Province of Ontario and being composed of part of Lot Number Three (3) in the Fourth (4) Concession of the Township of Barton and which may be more particularly described as follows:

COMMENCING at a point in the northern limit of the road allowance between Concessions 4 and 5 (Fennel Avenue) distant 418' 10" measured easterly therealong on a course south 72° 46' 30" east from the south-west angle of the said Lot 3.

THENCE South 72° 46' 30" east along the northern limit of the afore-said road allowance 829.46'.

THENCE North 12° 08' east and parallel to the western limit of Edgewood Avenue 136.67'.

THENCE North 72° 10' west 816.95'.

THENCE South 17° 50' west 145.83' to the point of commencement.

2. Unless and until permitted by further Order of the Ontario Municipal Board, or by By-Law approved by the said Board or otherwise according to law, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, on any of the lands referred to in section 1 of this By-Law, nor shall any of the said lands be used, for any use other than one of the following,

(a) a use permitted in a D or DE district, or

(b) multiple dwellings in accordance with the development plan marked "Schedule A", appended to and forming part of this By-Law.

3. The city clerk is hereby directed to deliver, within seven days after the passing of this By-Law, to the Registrar of Deeds for the Registry Division of Wentworth, a certified copy thereof for registration against all the lands described in section 1 hereof.

PASSED this 12th day of September, A.D. 1961.

J. F. Berry,
City Clerk.

V. Copps,
Acting Mayor.

NOTE: "Schedule A" referred to in above By-Law may be seen as Instrument No. 175254 H.L. dated September 14, 1961, at the Registry Office.

SCHEDULE S-2

BY-LAW NO. 10349

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

WHEREAS By-Law No. 9450 to amend the Zoning By-Law No. 6593 was enacted by the Council of The Corporation of the City of Hamilton on the 12th day of September 1961, pursuant to the direction of The Ontario Municipal Board,

AND WHEREAS there was appended to the said By-Law No. 9450 as Schedule "A" a copy of a development plan prepared by Dr. E. G. Faludi,

AND WHEREAS by section 2 of the said By-Law No. 9450 any "multiple dwellings" to be built were required to be in accordance with Schedule "A" to that By-Law.

AND WHEREAS it is now desired to make certain changes in the above-mentioned development plan and to permit development in accordance with an amended plan

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The Zoning By-Law No. 6593 passed on the 25th day of July, 1950 is hereby amended by substituting for the corresponding portion of the development plan prepared by Dr. E. G. Faludi and appended to By-Law No. 9450 as Schedule "A" the development plan of Uno Prii dated January, 1964 hereto annexed and marked Schedule "A" to this By-Law.

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-Law, in accordance with such directions as may be received from the Ontario Municipal Board.

3. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 10th day of March, A.D. 1964.

J. F. Berry,
City Clerk.

V. Copps,
Mayor.

BY-LAW NO. 10407

To Amend By-Law No. 10349 (To Amend the Zoning By-Law 6593)

WHEREAS By-Law No. 10349 to amend the Zoning By-Law No. 6593 was enacted by the Council of The Corporation of the City of Hamilton on the 10th day of March, 1964, and has not been approved by the Ontario Municipal Board,

AND WHEREAS the Council of The Corporation of the City of Hamilton is desirous of overcoming certain objections made to the City Clerk upon his giving notice of the application to the Ontario Municipal Board for approval of the said By-Law No. 10349.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-Law No. 10349 is hereby amended by deleting therefrom the words "The Council of The Corporation of the City of Hamilton enacts as follows:", where the same appear therein immediately following the title.

2. By-Law No. 10349 is hereby further amended by adding thereto as paragraph 1a, the following:

"1a There shall be erected and maintained entirely within the limits of the site shown on the

plan of Uno Prii marked Schedule "A" to this By-Law, a fence conforming to the following specifications —

Location — along the entire northern boundary and along the most northerly 150 feet of the western boundary.

Height — 5 feet and extending to the ground.

Construction — Cedar wood, 4 inch by 4 inch posts at 8 feet intervals, vertical boards ½ inch by 4 inches set at 45 degree angle at 3 inch centres."

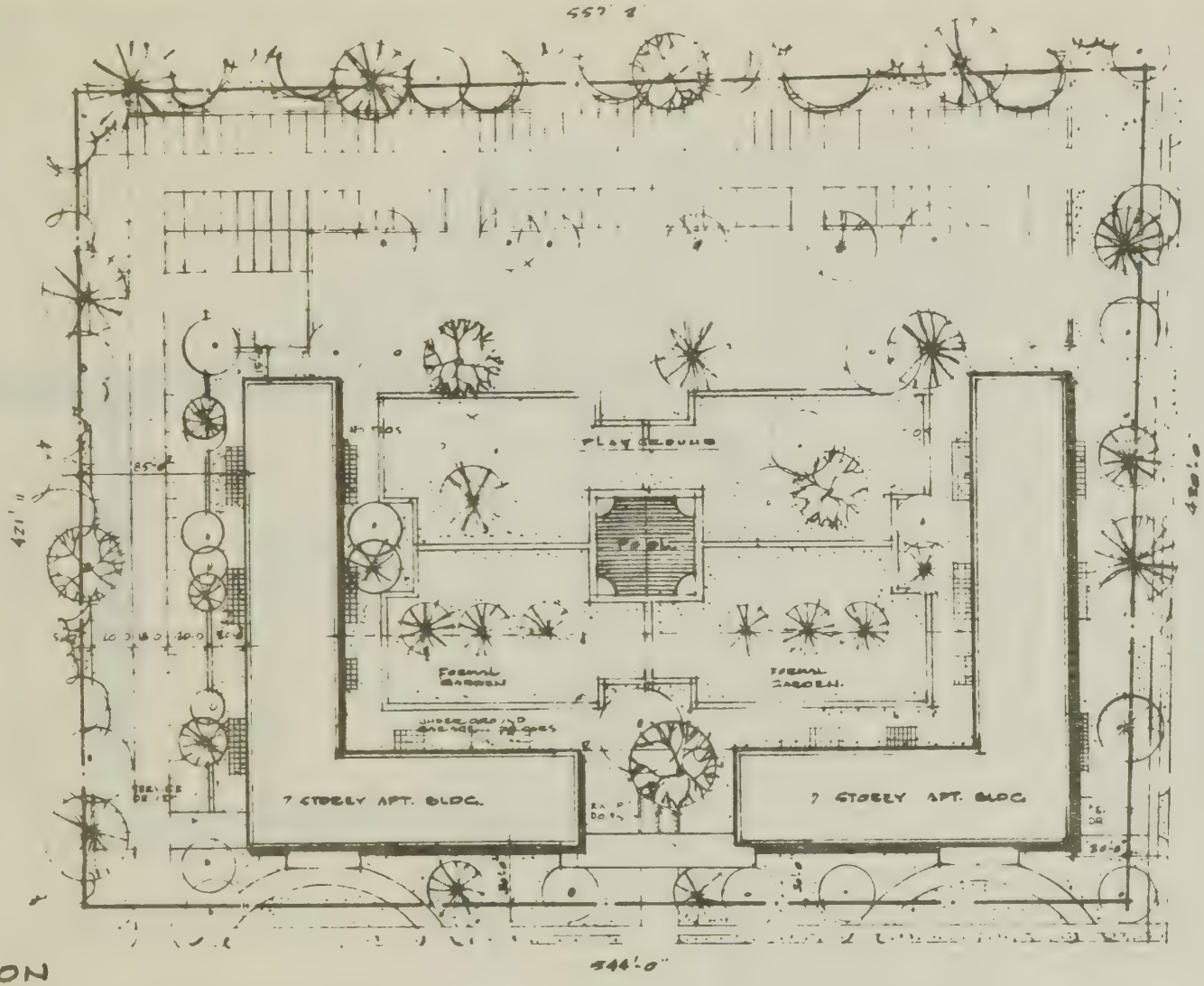
3. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-Law, in accordance with such directions as may be received from The Ontario Municipal Board.

4. The City Solicitor is hereby authorized and directed to make application to The Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 12th day of May, A.D. 1964.

J. F. Berry,
City Clerk.

V. Copps,
Mayor.



(S-2)(c)

INFORMATION

LOT AREA	234,613 ft²
BLDG. AREA	37,000 ft²
GROSS FL. AREA	255,000 ft²
GREEN AREA	141,413 ft² 60%
BLDG. HEIGHT	7 STOREYS : 67'±
NO OF SUITES	264
PARKING	264

SCHEDULE "A" OF BY-LAW 10349

PLOT PLAN

APARTMENT BUILDINGS

FAIRHILL DEVELOPMENTS LTD.

HAMILTON ONT.

UNO PRII · ARCHITECT

DESIGN J.C.	SCALE 40'-0"
JOB	DATE JAN. 64
1	

SCHEDULE S-3

BY-LAW NO. 10525

To Amend the Zoning By-Law No. 6593

WHEREAS By-Law No. 9450 passed on the 12th day of September, 1961, to amend The Zoning By-Law No. 6593 required that the development of certain lands north of Fennel Avenue East and east of Upper Ottawa Street in accordance with the plan appended to said By-Law 9450 as Schedule "A";

AND WHEREAS it is desired now to develop the lands at the north-east corner of High Street and Fennel Avenue East in accordance with the plan prepared by one Siebren J. DeJong and dated April, 1964, and attached to this By-Law as Schedule "A", instead of in accordance with By-Law 9450;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Unless and until permitted by further Order of the Ontario Municipal Board, or by By-Law approved by the said Board or otherwise according to law, notwithstanding the provisions of By-Law No. 9450 passed on the 12th day of September, 1961, no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, on that parcel of land at the north-east corner of High Street and Fennel Avenue East as shown on the plan prepared by Siebren J. DeJong and dated April 1964, and appended to this By-Law as Schedule "A", except in accordance with the said plan, nor shall any of the said lands be used, for any use other than those uses indicated on said plan Schedule "A", said lands being parts of Lots Numbers 3 and 4 in the 4th Concession of the Township of Barton now in the City of Hamilton and having a frontage of Five Hundred and Forty-three feet Four inches (543' 4") on the north side of Fennel Avenue East, by a depth along High Street, of Four Hundred and Twenty-eight feet (428' 0").

2. The City Clerk is hereby directed to deliver within seven days after the passing of this By-Law, to the Registrar of Deeds of the Registry Division of Wentworth, a certified copy hereof for registration against the lands shown in the plan Schedule "A" and described in section 1 hereof.

3. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-Law in accordance with such directions as may be received from the Ontario Municipal Board.

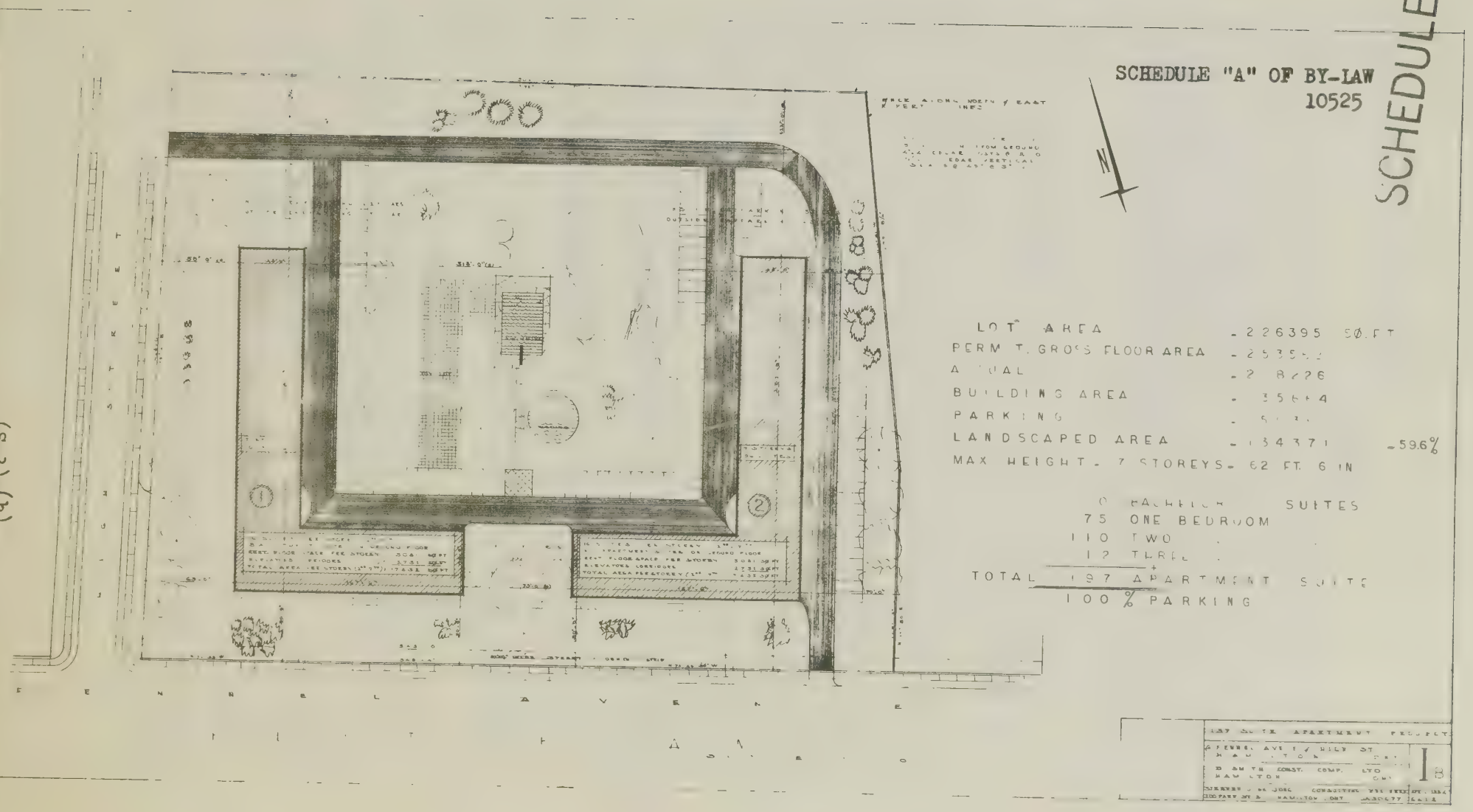
4. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 8th day of September, A.D. 1964.

E. A. Simpson,
Deputy City Clerk.

A. H. R. McCoy,
Acting Mayor.

SCHEDULE "A"


SCHEDULE "A" OF BY-LAW
10525
N
LOT AREA - 226395 SQ.FT
PERMIT. GROSS FLOOR AREA - 253542
ACTUAL - 28226
BUILDING AREA - 35644
PARKING - 5131
LANDSCAPED AREA - 134371 - 59.6%
MAX HEIGHT - 7 STOREYS - 62 FT. 6 IN
0 BACHELOR SUITES
75 ONE BEDROOM
110 TWO
12 THREE
TOTAL 197 APARTMENT SUITE
100 % PARKING
(S-3) (b)
F E N N E L L A V E N U E

SCHEDULE S-4

BY-LAW NO. 10564

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-51 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "H" (Community Shopping and Commercial, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands lying on the west side of Main Street West, south of Whitney Avenue and more particularly described as follows:

FIRSTLY:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Ancaster (now in the City of Hamilton) in the County of Wentworth and being composed of Parcel No. 1.

COMMENCING at a standard iron bar planted in the north-western limit of Main Street West, known formerly as The King's Highway No. 2, as shown on a Plan of widening the said Highway, deposited in the Registry Office for the Registry Division of Wentworth and Numbered 315 Miscellaneous, the said iron bar being distant Fourteen feet and No inches (14' 0") measured on a course of North Sixty-one degrees and Thirty-six minutes and Twenty seconds West (N. 61° 36' 20" W.) from a point in the original north-western limit of The King's Highway No. 2, as shown on a plan of the said Highway, deposited in the said Registry Office and Numbered 159 Miscellaneous, the said point being distant Seventy-four feet and No inches (74' 0") measured on a course of South Twenty-eight degrees, Nineteen minutes and Forty seconds West (S. 28° 19' 40" W.) along the said original limit of the said Highway, from the intersection of the said original limit of the said Highway, with the division line between Lots Fifty-three and Fifty-four;

THENCE South Twenty-eight degrees, Nineteen minutes and Forty seconds West (S. 28° 19' 40" W.) along the said limit of Main Street West, as shown on the said Plan Number 315 Miscellaneous, One Hundred feet and No inches (100' 0") to an iron bar planted;

THENCE North Sixty-one degrees, Thirty-six minutes and Twenty second West (N. 61° 36' 20" W.) in a straight line, Three Hundred and Five feet and Seven inches (305' 7") to an iron bar planted;

THENCE South Twenty-eight degrees, Nineteen minutes and Forty seconds West (S. 28° 19' 40" W.) in a straight line and parallel with the said limit of Main Street West, Forty feet and No inches (40' 0") to an iron bar planted;

THENCE North Sixty-one degrees, Thirty-six minutes and Twenty seconds West (N. 61° 36' 20" W.) in a straight line, One Hundred and Thirty-four feet, Seven and One-half inches (134' 7½") to an iron bar planted;

THENCE South Thirteen degrees and Fifty-two minutes West (S. 13° 52' W.) in a straight line, Eighty-eight feet and Three inches (88' 3") to an iron bar planted;

THENCE North Sixty-one degrees, Thirty-four minutes and Twenty seconds West (N. 61° 34' 20" W.) in a straight line, One Hundred and Sixty-two feet and Three and One-half inches (162' 3½") to a spike planted in a twenty-four inch (24") willow;

THENCE North Ten degrees, Seven minutes and Forty seconds East, (N. 10° 7' 40" E.) in a straight line, One Hundred and Nine feet and No inches (109' 0") to an iron bar planted;

THENCE North Fifty-seven degrees, Ten minutes and Ten seconds East (N. 57° 10' 10" E.) in a straight line, One Hundred and Thirty-nine feet and Five inches (139' 5") more or less to an iron bar planted;

THENCE South Sixty-one degrees, Thirty-six minutes and Twenty seconds East (S. 61° 36' 20" E.) in a straight line, Five Hundred and Forty-seven feet and Six inches (547' 6") to the place of beginning.

The above described parcel of land containing by admeasurement One and Ninety-two Hundreds acres (1.92 acres) be the same more or less.

SECONDLY:

PARCEL II: COMMENCING at a standard iron bar planted in the north-western limit of Main Street West, known formerly as King's Highway No. 2 as shown on a Plan of widening of the said Highway, deposited in the Registry Office for the Registry Division of Wentworth as Number 315 Miscellaneous, the said iron bar being distant Fourteen feet and No inches (14' 0") measured on a course of North Sixty-one degrees Thirty-six minutes and Twenty seconds West (N. 61° 36' 20" W.) from a point in the original north-western limit of the King's Highway No. 2, on a Plan of the said Highway deposited in the said Registry Office as Number 159 Miscellaneous, the said point being distant One Hundred and Seventy-four feet and No inches (174' 0") measured on a course of South Twenty-eight degrees, Nineteen minutes and Forty seconds West (S. 28° 19' 40" W.) from the intersection of the said original limit of the said Highway as shown on the said deposited plan 159 Miscellaneous, with the division line between Lots Fifty-three and Fifty-four;

THENCE South Twenty-eight degrees, Nineteen minutes and Forty seconds West (S. 28° 19' 40" W.) along the said north-western limit of the said Main Street West as shown on Plan Number 315 Miscellaneous, Forty feet and No inches (40' 0") to a point;

THENCE North Sixty-one degrees, Thirty-six minutes and Twenty seconds West (N. 61° 36' 20" W.) in a straight line, Three Hundred and Five feet and Seven inches (305' 7") to an iron bar planted;

THENCE North Twenty-eight degrees, Nineteen minutes and Forty seconds East (N. 28° 19' 40" E.) in a straight line and parallel with the said limit of the said Main Street West, Forty feet and No inches (40' 0") to an iron bar planted;

THENCE South Sixty-one degrees, Thirty-six minutes and Twenty seconds East (S. 61° 36' 20" E.) in a straight line, Three Hundred and Five feet and Seven inches (305' 7") to the place of commencement.

2. The above-described lands shall not be used except for the purpose of a multiple dwelling erected in accordance with the standards contained in the "E" (Multiple Dwellings) district, and further restricted with regard to siting, accesses, and drainage only by the requirement that development be in accordance with Drawing No. 6487-A of H. B. Ashenhursts, hereto annexed and designated Schedule "A".

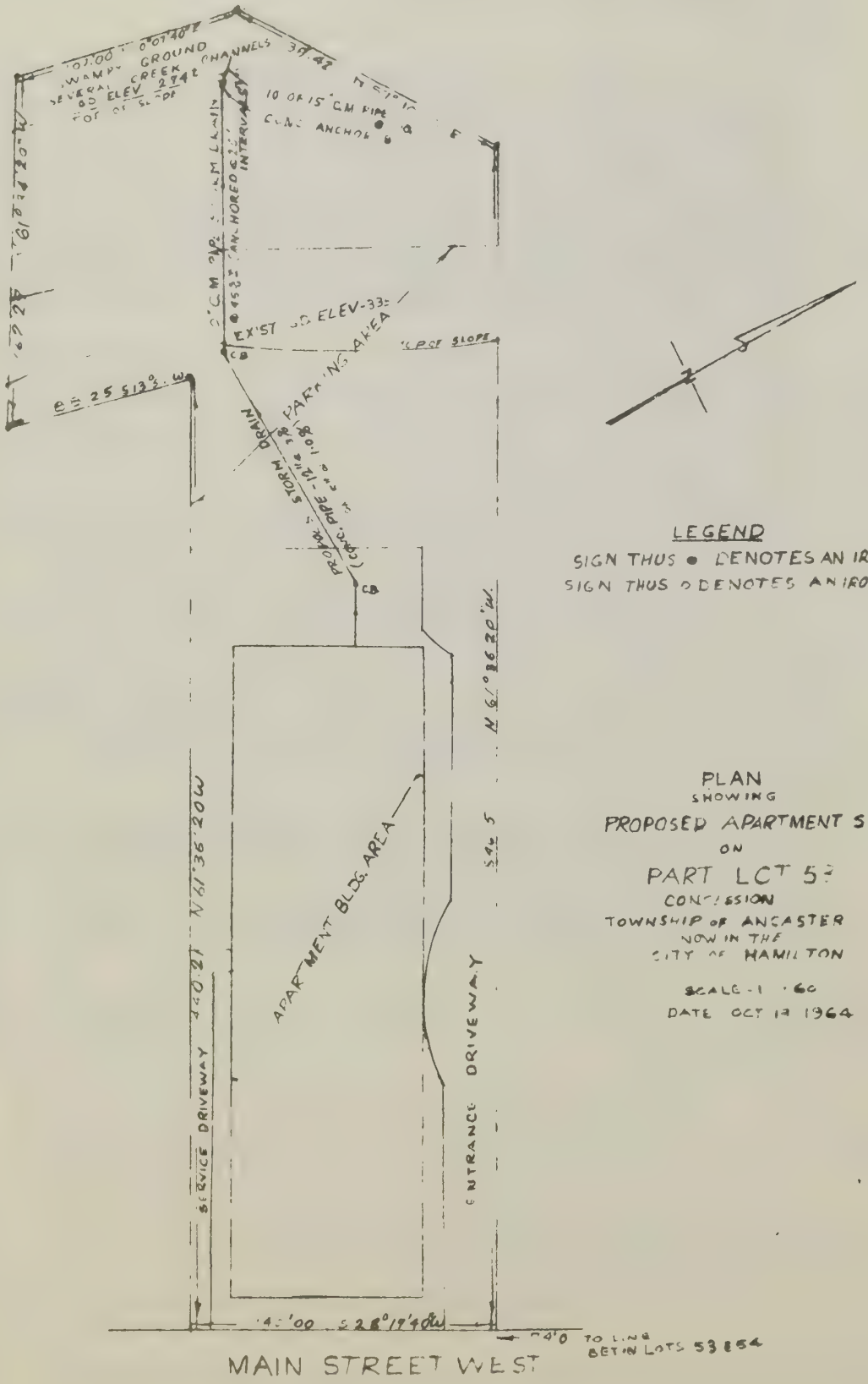
3. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose as shown in the council minutes or as supplied by the Planning Commissioner and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

4. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 10th day of November, A.D. 1964.

E. A. Simpson,
City Clerk.

V. Copps,
Mayor.



SCHEDULE "A" OF BY-LAW 10564

LEGEND

SIGN THUS • DENOTES AN IRON BAR

SIGN THUS ○ DENOTES AN IRON PIPE

PLAN
SHOWING
PROPOSED APARTMENT SITE
ON
PART LOT 52
CONCESSION
TOWNSHIP OF ANCASTER
NOW IN THE
CITY OF HAMILTON

SCALE-1 :60
DATE OCT 12 1964

NOTE

SURFACE DRAINAGE FROM SERVICE DRIVEWAY AND ENTRANCE DRIVEWAY TO BE CONVEYED TO STORM DRAIN AT REAR OF PROPERTY

H.H. ASHWORTH
ENGINEER AND SURVEYOR
HAMILTON, ONT.

(S-4) (c) DWG # 6481-A

SCHEDULE S-5

BY-LAW 1 [illegible]

To Amend the Zoning By-Law 6593.

10. Sheet No. E-15 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "DE-2" (Multiple Dwellings) district those lands located at the south-west corner of Concession Street and East 15th Street and having a frontage of One Hundred and Forty-seven Feet Ten Inches (147' 10") on the south side of Concession Street by a depth of Two Hundred and Twenty-three Feet (223' 0") measured southerly along the westerly limit of East 15th Street, being composed of Lots No. 194, 195, 196, 197, 198, 199 and the northerly One Hundred and Eight Feet (108' 0") of Parcel "C" Mount Royal Addition Survey, Registered Plan No. 517.

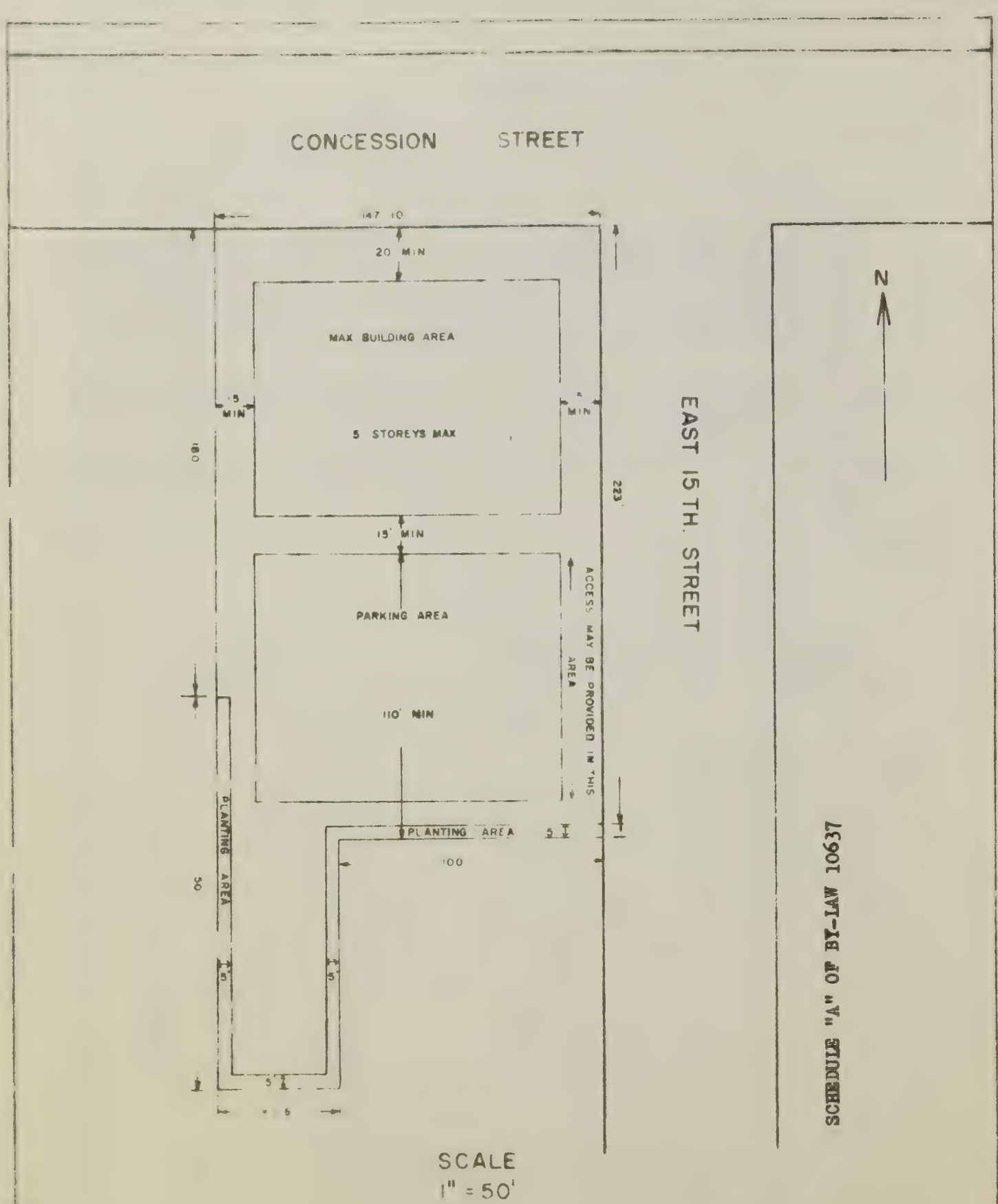
11. The above described lands and premises shall be subject, in addition to the "DE-2" District provisions of the Zoning By-Law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A".

12. Sheet No. E-15 of the District Maps appended to and forming part of the said Zoning By-Law No. 6953 is hereby amended by marking those lands described in Section 10 of this By-Law:— "S-5".

PASSED this 26th day of January, A.D. 1965.

E. A. Simpson,
City Clerk

V. Copps,
Mayor.



NOVEMBER 20 1964

(2-5)(b)

PLAN NO. 4

SCHEDULE S-6

BY-LAW NO. 67-98

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

WHEREAS by By-Law No. 10924 passed by City Council on the 14th day of December, 1965, Council had changed those lands described in Section 1 hereof from "G-1" (Designed Shopping Centre) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district;

AND WHEREAS the Ontario Municipal Board has declined to approve of the said By-Law No. 10924 but had indicated that it is prepared to conduct a further hearing upon application therefore on connection with an amending By-Law in terms as hereinafter set out;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950 is hereby amended by changing from "G-1" (Designed Shopping Centre) district to "E-2" (Multiple Dwellings) district, those lands located at the south-west corner of Mohawk Road East and Upper Wellington Street more particularly described as follows:

   COMMENCING at a point in the southern limit of Mohawk Road East where it is intersected by the western limit of Upper Wellington Street;

   THENCE South Fifteen Degrees Fifty-six Minutes West (S. 15° 56' W.) along the western limit of Upper Wellington Street, Three Hundred and Twenty-eight point Six Five Feet (328.65') to a point;

   THENCE North Seventy Degrees Forty-five Minutes West (N. 70° 45' W.) Three Hundred and Sixty-seven point Five Feet (367.5') to a point;

   THENCE North Fifteen Degrees Fifty-six Minutes East (N. 15° 56' E.) Thirty-seven point Three Six Feet (37.36') to a point;

   THENCE North Seventy Degrees Forty-five Minutes West (N. 70° 45' W.) One Hundred and Forty-eight point Zero Eight Feet (148.08') to a point;

   THENCE North Fifteen Degrees Fifty-six Minutes East (N. 15° 56' E.) Twenty-four point Seven Three Feet (24.73') to a point;

   THENCE North Seventeen Degrees Forty-seven Minutes East (N. 17° 47' E.) Two Hundred and Sixty-eight point Three Seven Feet (268.37') to a point in the southern limit of Mohawk Road East;

   THENCE South Seventy Degrees Forty-five Minutes East (S. 70° 45' E.) along the southern limit of Mohawk Road East, Five Hundred and Six Point Eight Seven Feet (506.87') to the point of commencement.

2. The above described lands and premises shall be subject, in addition to the "E-2" District provisions of the Zoning By-Law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A", except that any set backs shown shall be a minimum rather than an absolute requirement.

3. The said Zoning By-Law No. 6593 is amended by adding this amending By-Law to Section 19 B as Schedule -- 'S-6'.

4. Sheet No. E-9 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby further amended by marking the lands described in Paragraph 1 above -- 'S-6'.

5. Sheet No. E-9 of the District Maps appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950 is hereby further amended by changing from "G-1" (Designed Shopping Centre) district to "C" (Urban Protected Residential, etc.) district, those lands located on the north side of Luscombe Street, west of Upper Wellington Street more particularly described as follows:

COMMENCING at a point in the northern limit of Luscombe Street distant Three Hundred and Sixty-seven point Five Feet (367.5') measured on a course of North Seventy Degrees Forty-five Minutes West (N. 70° 45' W.) along the northern limit of Luscombe Street from the western limit of Upper Wellington Street;

THENCE continuing westerly along the northern limit of Luscombe Street, One Hundred and Forty-eight point Zero Eight Feet (148.08') to a point;

THENCE North Fifteen Degrees Fifty-six Minutes East (N. 15° 56' E.) One Hundred and Three point Zero Zero Feet (103.00') to a point;

THENCE South Seventy Degrees Forty-five Minutes East (S. 70° 45' E.) One Hundred and Forty-eight point Zero Eight Feet (148.08')

THENCE South Fifteen Degrees Fifty-six Minutes West (S. 15° 56' W.) One Hundred and Three point Zero Zero Feet (103.00') to the point of commencement.

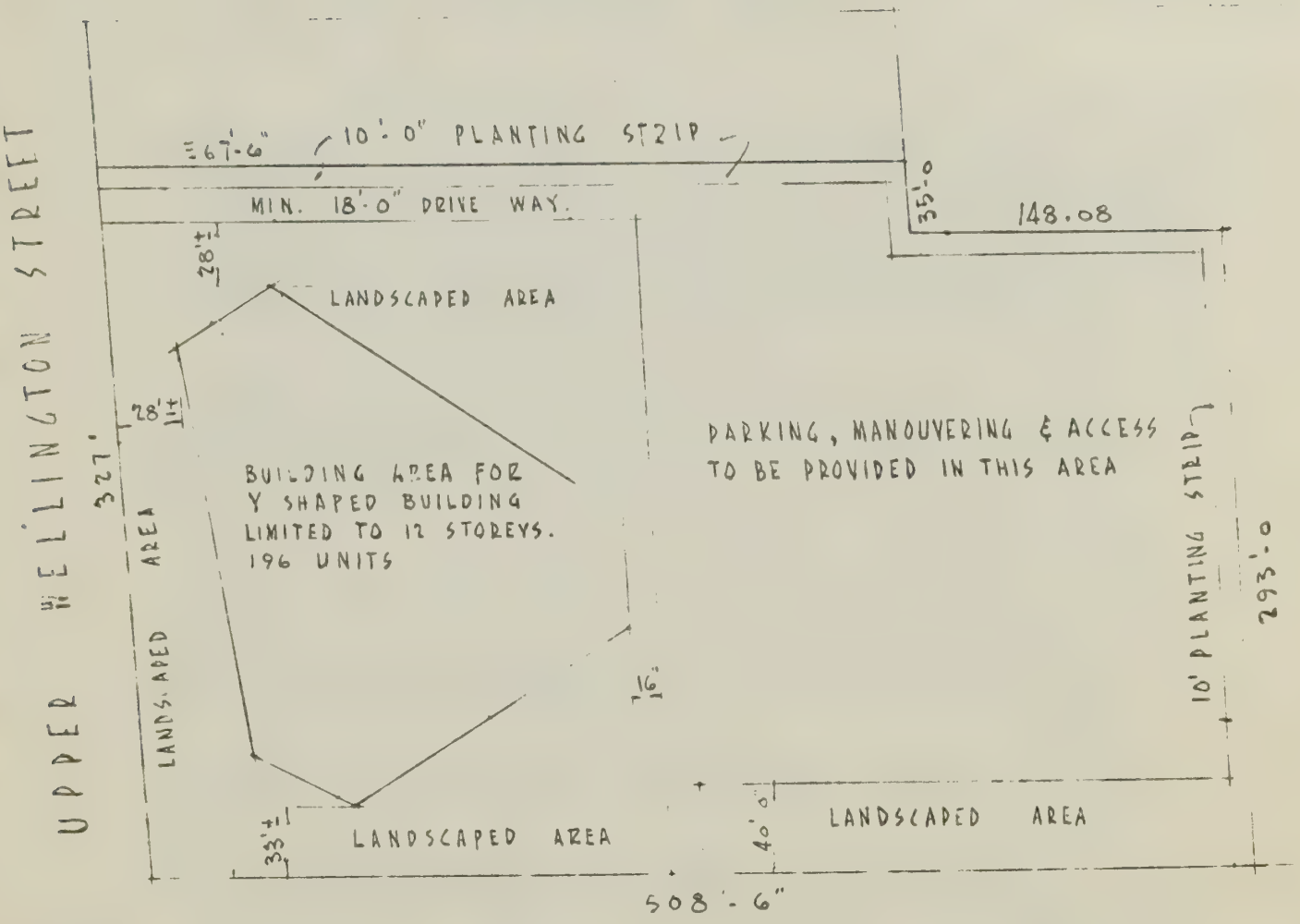
6. By-Law No. 10924 passed by City Council on the 14th day of December, 1965 is hereby repealed.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of March, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



	AREA SQ FT	% OF SITE
BUILDING NOT TO EXCEED	16,074 OR	10.0
PARKING & DRIVEWAYS NOT TO EXCEED	64,294 OR	40.0
LANDSCAPED OPEN SPACE NOT TO BE LESS THAN	80,368.02	50.0
TOTAL	160,736	100.0

GROSS FLOORSPACE NOT TO EXCEED 191,270 SQ FT.

NO. OF SUITES NOT TO EXCEED 196

PARKING SPACES 245

0 80 160 240

SCALE IN FEET

SCHEDULE "A"
OF BY-LAW 67-98

SCHEDULE S-7

BY-LAW NO. 10505

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9-C of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D., 1950, is hereby amended by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "H" (Community Shopping and Commercial, etc.) district, all and singular that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth in the Province of Ontario and being composed of part of lot number one (1) according to the Margaret MacKay Survey, being a subdivision of part of lot number fifteen (15) in the Seventh Concession of the Township of Barton, the plan thereof registered in the Registry Office for the Registry Division of Wentworth, as Number 427, and which parcel or tract of land may be more particularly described as follows, that is to say:-

COMMENCING at a point in the northern limit of the Stone Church Road (allowance for road between Concessions seven (7) and eight (8), Township of Barton), where it is intersected by the western limit of Upper James Street, formerly the western limit of The King's Highway Number Six (6), shown on a plan of survey prepared by The Department of Highways, Ontario, deposited in the said Registry Office as Number 355, Miscellaneous.

THENCE northerly along the said western limit of Upper James Street Two Hundred and Thirty-five feet (235' 0") to a point.

THENCE westerly and parallel with the northern limit of the Stone Church Road Five Hundred and Eighty-three feet and Three inches (583' 3") more or less to a point in the western limit of the said lot number one (1).

THENCE southerly along the western limit of the aforesaid lot number one (1) Two Hundred and Thirty-five feet (235' 0") to an iron bar planted in the northern limit of the Stone Church Road.

THENCE easterly along the northern limit of the Stone Church Road Five Hundred and Eighty-three feet and Three inches (583' 3") more or less to the point of commencement.

THE ABOVE DESCRIBED parcel of land contains by admeasurement Three, and One Hundred and Forty-five one-thousandths acres (3.145 acres) be the name more or less.

1A. The said Zoning By-Law No. 6593 is amended by adding this By-Law, as amended, To Section 19.B as Schedule 'S-7'. (10682/65)

1B. Sheet No. W-9-C of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby further amended by marking the lands described in Section 1 above: 'S-7'. (10682/65)

1C. Notwithstanding the provisions of Section 14 of the said Zoning By-Law No. 6593, the lands described in Section 1 above shall be further restricted so that no building or structure shall be erected, altered, extended or enlarged nor shall any building or structure or part thereof be used nor shall any land be used for other than one or more of the following uses, namely:

(i) An automobile service station, or other public garage excluding all body and fender repairing for which special equipment is usually used, and provided that all gasoline storage is in underground tanks;

(ii) A billboard, roof sign, over-hanging sign, or other sign or notice. (10682/65)

2. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose as shown in the council minutes or as supplied by the Planning Commissioner and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

3. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 28th day of July, A. D., 1964.

J. F. Berry,
City Clerk

Victor Copps,
Mayor

SCHEDULE S-7 -

BY-LAW NO. 10720

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-95 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950 is hereby amended by changing from "B-1" (Suburban Agriculture and Residential, etc.) district to "E-2" (Multiple Dwellings) district, those lands being composed of part of Lot 30, Concession 3, formerly in the Township of Saltfleet now in the City of Hamilton, having a frontage of Two Hundred and Fifty-six Feet Nine Inches (256' 9") on the south side of Queenston Road and the east side of Pottruff Road, commencing at a point in the southerly limit of Queenston Road, Seven Hundred and Forty-three Feet Six Inches (743' 6") west of the division line between Lots 29 and 30, Township of Saltfleet and extending west, which lands may be more particularly described as follows:—

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, in the Province of Ontario being composed of part of Lot 30 in the Third Concession of the Township of Saltfleet now in the City of Hamilton and which said parcel or tract of land may be more particularly described as follows:

PREMISING Part of the southern limit of King's Highway No. 8 as widened by deposited Plan Number 133 Miscellaneous lying in front of Lot Number 30 in the Third Concession of the Township of Saltfleet has an astronomic course of North Seventy-one Degrees and Forty-six Minutes and Forty Seconds West (N. 71° 46' 40" W.); all other bearings used herein are relative thereto.

COMMENCING at an iron bar planted at the northeast corner of the herein described parcel of land which may be arrived at as follows:

BEGINNING at a concrete monument planted in the eastern limit of Lot Number 30 where the same is intersected by the southern limit of the King's Highway No. 8 as shown on a plan of survey prepared by the Department of Highways, Ontario and deposited in the Registry Office for the Registry Division of Wentworth as Number 133 Miscellaneous.

THENCE North Seventy-one Degrees and Forty-six Minutes and Forty Seconds West (N. 71° 46' 40" W.) along the southern limit of the King's Highway No. 8 as widened Five Hundred and Seventy-nine Feet and Five Inches (579' 5") to a concrete monument planted.

THENCE North Seventy-four Degrees and Twenty-five Minutes and Ten Seconds West (N. 74° 25' 10" W.) and continuing along the aforesaid southern limit of the King's Highway No. 8. One Hundred and Fifty-five Feet and One Inch (155' 1") to the iron bar planted at the point of commencement of the herein described parcel of land.

THENCE North Seventy-four Degrees and Twenty-five Minutes and Ten Seconds West (N. 74° 25' 10" W.) along the aforesaid southern limit of the King's Highway No. 8. One Hundred and Twenty-one Feet and Seven Inches (121' 7") to a concrete monument planted.

THENCE On a curve to the left having a radius of Sixty-six Feet (66') and an arc of Fifty-six Feet and Four Inches (56' 4") to an iron bar planted at the end of the said curve. The chord of the said arc having a length of Fifty-four Feet and Seven and One-half Inches (54' 7½") and a bearing of South Eighty-two Degrees and Forty-one Minutes West (S. 82° 41' W.).

THENCE South Forty-seven Degrees and Forty Minutes West (S. 47° 40' W.) along the southeastern limit of a given road known as Pottruff Road Seventy-eight Feet and Ten Inches (78' 10") to a point.

THENCE South Forty-two Degrees and Twenty Minutes East (S. 42° 20' E.) at right angles to the last mentioned course, Seventy-five Feet and Seven Inches (75' 7") to a point.

THENCE South Twenty-three Degrees and Eighteen Minutes and Thirty Seconds West (S. 23° 18' 30" W.) Seventy-eight Feet and Three and Five-eighths Inches (78' 3 5/8") to a point.

THENCE South Fifty-one Degrees and Forty-one Minutes East (S. 51° 41' E.) Twelve Feet and Nine Inches (12' 9") to a point.

THENCE South Seventy-two Degrees and Twenty-five Minutes East (S. 72° 25' E.) One Hundred and Forty-six Feet and Eight and One-quarter Inches (146' 8¼") to a point.

THENCE North Sixteen Degrees and Five Minutes and Thirty Seconds East (N. 16° 5' 30" E.) Two Hundred and Fifteen Feet and Eleven and One-quarter Inches (215' 11¼") more or less to the place of commencement.

2. Sheet No. E-95 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the above-described lands -- "S-7".

3. The above-described lands and premises shall be subject, in addition to the "E-2" District provisions of the Zoning By-Law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the Plan hereto annexed and designated Schedule "A"; and the building area, number of apartment suites, number of parking spaces, and height shall be considered as maximum limitations, and the landscaped area and set backs shall be considered as minimum limitations.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

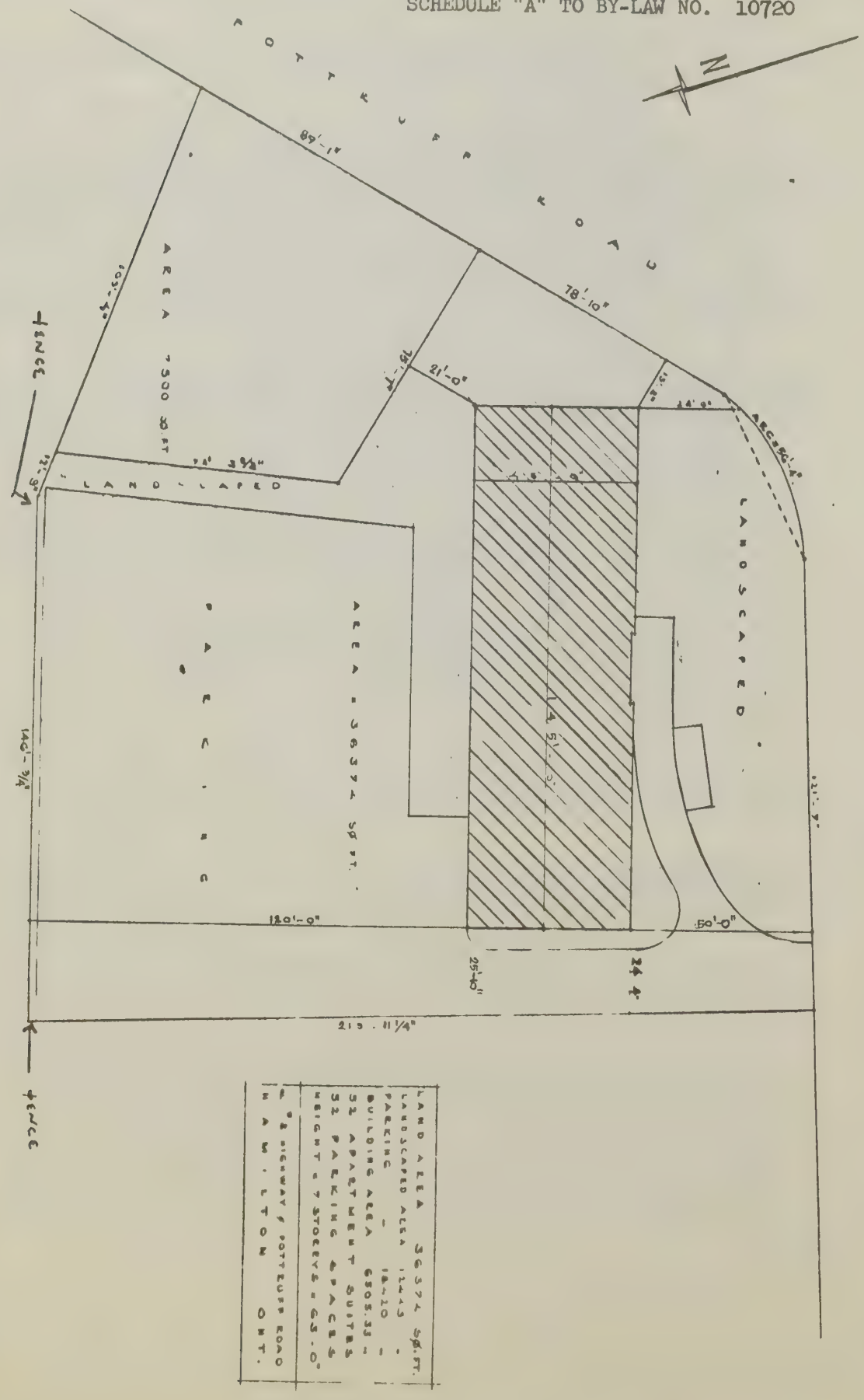
5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 11th day of May, A.D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 10720



PLOT PLAN

SCHEDULE "A" OF BY-LAW 10720

LAND AREA 36324 SQ.FT.
LANDSCAPED AREA 12443 "
PARKING - 18410 "
BUILDING AREA 6505.33 "
32 APARTMENT SUITES
32 PARKING SPACES
HEIGHT = 7 STOREYS = 65'-0"

N.E. 2 HIGHWAY & POTTERIES ROAD
HAMILTON ONT.

OWEN W. SWEETEN CONSULTANT
STONEY CREEK

(S-7)

- SCHEDULE S-8

BY-LAW NO. 10742

To Amend The Zoning By-Law No 65[illegible]

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-[illegible] of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "J" (Light and Limited Heavy Industry, etc. district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands within the block bounded by Main Street West, Macklin Street and Carling Street, being Lots Nos. [illegible] to 208 (both inclusive), 276 to 280 (both inclusive) and the southerly portion of Lots Nos. 269, 270, 271 and 272, J. C. Macklin Survey, R. P. No. 115 which may be more particularly described as follows:

COMMENCING at a point in the eastern limit of Macklin Street, One Hundred Feet (100' 0") south of the southern limit of Carling Street;

THENCE easterly and parallel with the southern limit of Carling Street, Three Hundred and Twenty Feet (320' 0") to a point in the northern boundary of Lot 209, J. C. Macklin Survey, R. P. No. 115;

THENCE south-westerly along the northern boundary of said Lot 209, Twenty-five Feet (25' 0") to the north-west corner of the said Lot 209;

THENCE southerly along the western boundary of the said Lot 209, Ninety Feet (90' 0" more or less to a point in the northern limit of Main Street West;

THENCE westerly along the northern limit of Main Street West, Three Hundred and Ninety-five Feet (395' 0") more or less to a point in the northern limit of main Street West, where it is intersected by the eastern limit of Macklin Street;

THENCE northerly along the eastern limit of Macklin Street, Three Hundred and Three Feet (303' 0") more or less to the point of commencement.

2. The above-described lands and premises shall be subject in addition to the "E" District provisions of the Zoning By-Law No 6593, to the requirement that there shall be no vehicular access therefrom to Main Street West

3. The said Zoning By-Law No. 6593 is amended by adding this amending By-Law to Section 19 B as Schedule 'S-8'.

4. Sheet No. W-[illegible] of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby further amended by marking the lands described in Section 1 above 'S-8'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 8th day of June, A.D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-9

BY-LAW 10748

To Amend the Zoning By-Law No. 6593

1. Sheet No. E-73 of the District Maps appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by marking the hereinafter described lands 'S-9'.

2. The said Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law to Section 19. B as Schedule 'S-9'.

3. The property known as Municipal No. 230 Ivon Avenue, having a frontage of Twenty-five Feet (25' 0") by a depth of One Hundred Feet (100' 0") on the east side of Ivon Avenue, commencing One Hundred and Ninety-two Feet (192' 0") south of the southern limit of Barton Street East and extending south, being composed of the northerly Twenty-five Feet (25' 0") of Lot 44, Normanhurst Survey, Registered Plan No. 534, is hereby specifically excepted from complying with the intensity of use requirements of this By-Law to the extent that notwithstanding the provisions thereof, there may nevertheless be erected thereon a single family dwelling and is further excepted from complying with the area requirements thereof to the extent that a side yard along each side lot line of a width of at least Three Feet (3' 0") shall be provided and maintained in lieu of the Four Feet (4' 0") otherwise required.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 8th day of June, A.D. 1965.

E. A. Simpson,
City Clerk.

V. Copps,
Mayor.

SCHEDULE S-10

BY-LAW NO. 10788

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-44 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "H" (Community Shopping and Commercial, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands located on the north side of Main Street East extending between East Bend and Hilda Avenues, being composed of lots No. 8 to 13 inclusive, Delta Survey, R. P. No. 489, having a frontage of Two Hundred and Ten Feet (210' 0") on the north side of Main Street East by a depth of One Hundred and Ten Feet (110' 0").

2. Sheet No. E-44 of the District Maps appended to and forming part of the Zoning By-Law No. 6593, is hereby further amended by marking 'S-10' the following lands:

   Those lands consisting of lots 12 and 13 Delta Survey R. P. 489 located at the north-west corner of Main Street East and Hilda Avenue having a frontage of Seventy Feet (70' 0") on the north side of Main Street East by a depth of One Hundred and Ten Feet (110' 0").

3. The lands described in Section 2 above shall be subject, in addition to the regulations of the "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, to the requirement that no building or structure shall be erected, altered, extended or enlarged to a height of more than seven storeys.

4. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19B as Schedule 'S-10'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 27th day of July, A. D., 1965.

E A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-11

BY-LAW NO. 10789

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-15 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "D" (Urban Protected Residential — One and Two Family Dwellings, etc.) district to "G-3" (Public Parking Lots) district, those lands comprising Lot No. 14, J. P. Muir Survey, R. P. No. 372, having a frontage of Forty-five Feet (45' 0") by a depth of One Hundred and Forty Feet (140' 0") on the west side of Upper Wentworth Street, commencing One Hundred and Fifty-seven Feet Three Inches (157' 3") south of the south limit of Concession Street, and extending south.

2. In addition to the regulations of the "G-3" (Public Parking Lots) Zoning district, the above-described lands are subject to the further requirement that a solid wooden fence of a height of Six Feet (6' 0") shall be erected and maintained along the entire length of the westerly and southerly boundaries thereof.

3. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19B as Schedule 'S-11'.

4. Sheet No. E-15 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593 is hereby further amended by marking the lands described in Section 1 above: — 'S-11'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 27th day of July, A. D., 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-12

BY-LAW NO. 10790

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet E-9-A of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "C" (Urban Protected, Residential, etc.) district, those lands described in Schedule "A" appended hereto and forming part of this By-Law.

2. Deleted by By-Law 66-72.

3. The said Zoning By-Law No. 6593 is hereby further amended by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential etc.) district to "DE" (Low Density Multiple Dwellings) district, those lands described in Schedule "C" appended hereto and forming part of this By-Law.

4. In addition to the regulations of the "DE" (Low Density Multiple Dwellings) Zoning district the lands described in Section 3 above are subject to the further requirement that no building or structure shall be erected, altered, extended or enlarged to a height of more than two storeys.

5. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-12'.

6. Sheet No. E-9-A of the District Mpas, appended to and forming part of the Zoning By-Law No. 6593 is hereby further amended by marking the lands referred to in Section 3 above:— 'S-12'.

7. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

8. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 27th day of July, A. D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A"

All and Singular that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, in the Province of Ontario, being composed of part of lot number 13 in the Sixth Concession of the Township of Barton, now in the said City of Hamilton, and which said parcel or tract of land may be more particularly described as follows, that is to say:--

COMMENCING at a point in the eastern limit of "Huntsville Survey" registered in the Registry Office for the Registry Division of Wentworth as Number 1227, the said point being distant one hundred feet (100') measured southerly along the aforesaid eastern limit from an iron bar planted at the northeastern corner of lot number 6 as shown on Registered Plan Number 1227

THENCE Easterly parallel with the southern limit of township lot number 13, one hundred and twenty-five feet (125') to a point.

THENCE Northerly parallel with the eastern limit of Registered Plan Number 1227, three hundred and twenty feet (320') to a point.

THENCE Westerly parallel with the southern limit of township lot number 13, one hundred and twenty-five feet (125') to a point in the production northerly of the eastern limit of Registered Plan Number 1227.

THENCE Southerly along the production northerly of the eastern limit of Registered Plan Number 1227 and continuing along the eastern limit of Registered Plan Number 1227, three hundred and twenty feet (320') to the place of beginning.

SCHEDULE "B"

deleted by By-Law 66-72

SCHEDULE "C"

All and Singular that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, in the Province of Ontario, being composed of part of lot number 13 in the Sixth Concession of the Township of Barton, now in the said City of Hamilton, and which said parcel or tract of land may be more particularly described as follows, that is to say:--

PREMISING the eastern limit of lot number 13 as shown on Registered Plan Number 1015 has an astronomic course of North fifteen degrees and fifty-six minutes East (N. 15° 56' E.) and relating all other bearings used herein thereto.

COMMENCING at a point in the eastern limit of lot number 13 which is distant six hundred and seventy-one and eighty-one one-hundredths feet (671.81') measured on a course of North fifteen degrees and fifty-six minutes East (N. 15° 56' E.) along the aforesaid eastern limit from a concrete monument planted at the southeastern corner thereof.

THENCE North seventy degrees and forty-three minutes West (N. 70° 43' W.) three hundred feet (300') to a point.

THENCE North fifteen degrees and fifty-six minutes East (N. 15° 56' E.) parallel with the eastern limit of lot number 13, three hundred and sixteen feet (316') to a point.

THENCE North seventy degrees and forty-three minutes West (N. 70° 43' W.) along the southern limit of the lands of Day and Campbell Limited two hundred and eighty-six and sixty one-hundredths feet (286.60') more or less to a point which is distant one hundred and forty-four and seventy-five one-hundredths feet (144.75') measured on a course of South seventy degrees and forty-three minutes East (S. 70° 43' E.) from an iron pipe planted at the southeastern corner of lot number 12 as shown on Registered Plan Number 796.

THENCE South seventeen degrees and fifty-three minutes West (S 17° 53' W.) parallel with the eastern limit of the aforesaid Registered Plan Number 796, two hundred and sixty-three feet (263') more or less to a point which is distant seven hundred and thirty-one feet (731') measured on a course of

North seventeen degrees and fifty-three minutes East (N. 17° 53' E.) from a point in the southern limit of lot number 13.

THENCE South seventy-one degrees and forty-eight minutes East (S. 71° 48' E.) parallel with the southern limit of lot number 13, thirty-four feet (34') more or less to a point in the production northerly of the eastern limit of Registered Plan Number 1227.

THENCE South seventeen degrees and fifty-three minutes West (S. 17° 53' W.) along the production northerly of the eastern limit of Registered Plan Number 1227, one hundred and ninety-eight and forty-six one-hundredths feet (198.46') to a point.

THENCE South seventy-one degrees and forty-eight minutes East (S. 71° 48' E.) parallel with the southern limit of Lot number 13, five hundred and sixty-eight and thirty-six one-hundredths feet (568.36') more or less to a point in the eastern limit of lot number 13.

THENCE North fifteen degrees and fifty-six minutes East (N. 15° 56' E.) along the eastern limit of lot number 13, one hundred and thirty-nine feet (139') more or less to the place of beginning.

SCHEDULE S-13

BY-LAW NO. 10811

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9-A of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "DE" (Low Density Multiple Dwellings) district, that parcel of land having a frontage of One Hundred and Eighty-five Feet (185' 0") by a depth of Two Hundred and Ninety Feet (290' 0") on the west side of Upper Wellington Street, commencing Eight Hundred and Two point Eight One Feet (802.81') north of the northern limit of Limeridge Road East, and extending north.

2. The above-described lands in addition to being subject to the "DE" (Low Density Multiple Dwellings) district regulations shall be subject to the additional requirement that they are to be developed only with a group of three multiple dwellings, one within each of the figures designated "Building Area" or the annexed plot plan designated Schedule "A" to this By-Law and the land coverage, height of buildings and number of units shall be limited as set out on the said plot plan and no yard, or distance between buildings, shall be less than as shown thereon.

3. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-13'.

4. Sheet No. E-9-A of the District Maps, appended to and forming part of the Zoning By-Law No. 6593 is hereby further amended by marking the lands described in section 1 above: 'S-13'.

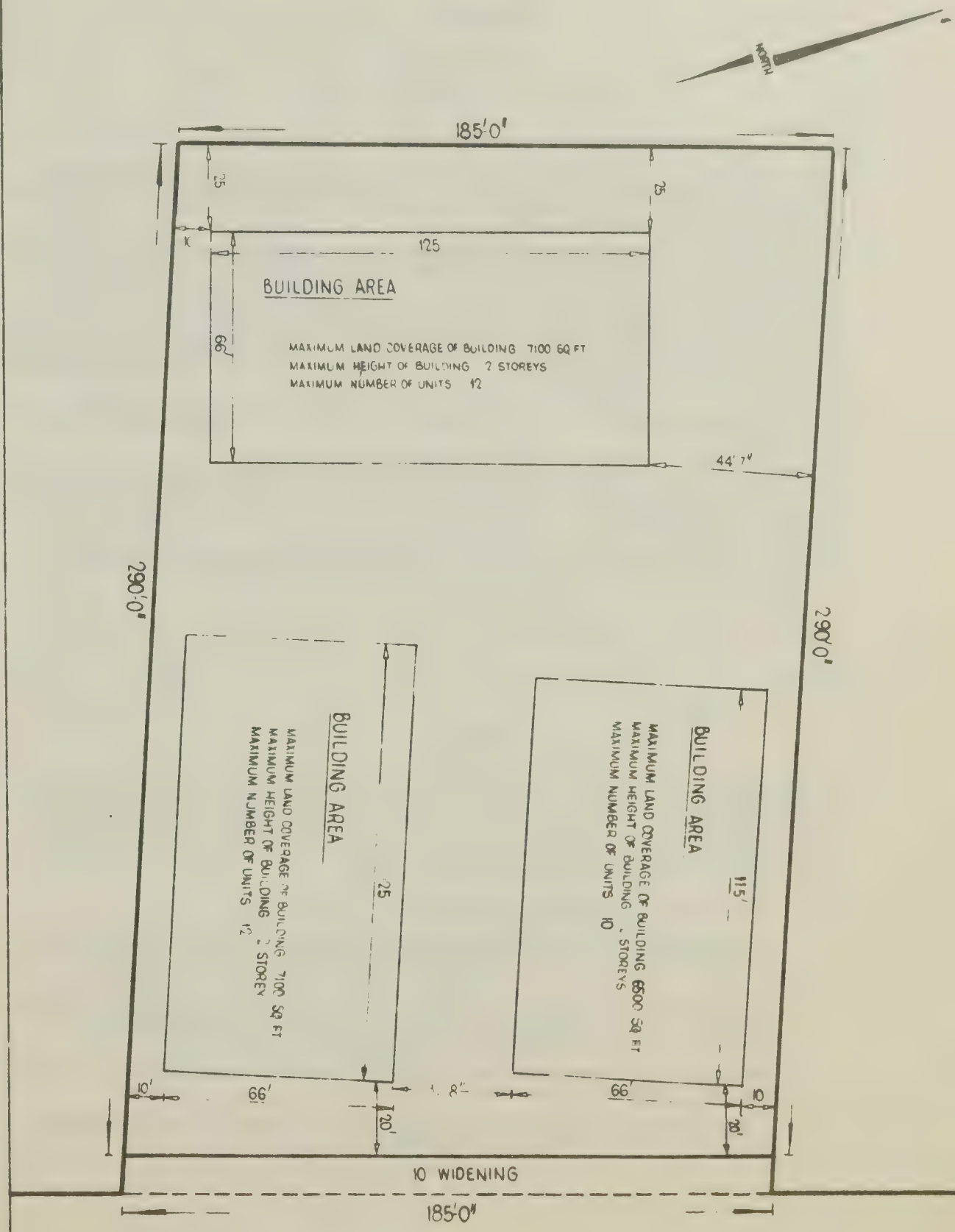
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 31st day of August, A.D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



UPPER WELLINGTON STREET SCHEDULE "A"

OF BY-LAW 10811

NOTE:

LANDSCAPED OPEN SPACE TO BE NO LESS THAN 20,000 SQ. FT.

(S-13) (b)

PLAN REVISED AUG. 11 1965

SCHEDULE S-14

BY-LAW NO. 10813

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-5 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, 1950, is hereby amended by marking the lands described in Schedule "A" hereto annexed: 'S-14'.

"2. The above-described lands, in addition to being subject to the "HI (Civic Centre Protected) district regulations shall be subject to the requirement that a strip of land of a width of at least five feet, running the full length of the above-described lands parallel to the easterly limit of MacNab Street and within nine feet thereof, shall be kept open, level, hard-surfaced and unobstructed from the ground up for a height of at least fifteen feet, the intention being to provide a private walk way in lieu of a public sidewalk, and in addition, no part of any building or structure less than fifteen feet above the ground shall be located closer than one foot to the easterly limit of MacNab Street."

3. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19B as Schedule 'S-14'.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 31st day of August, A.D. 1965.

E. A. Simpson,
City Clerk

V. Copps,
Mayor.

SCHEDULE "A"

All and Singular that certain parcel or tract of land and premises situate lying and being in the City of Hamilton, in the County of Wentworth, and being composed of the whole of Lot number Seventy (70) in Peter Hunter Hamilton's Survey and being composed of part of Lot Number Seventy-one on the North side of Jackson Street between James and McNab Streets in said Peter Hunter Hamilton's Survey of Lots in the said City which said part of said Lot Seventy-one is more particularly described as follows:

Commencing at the southwest angle of said Lot Seventy-one;

Thence Easterly along the Northerly boundary of Jackson Street sixty feet more or less to a point being twelve feet west of the southeast angle of said lot;

Thence Northerly parallel to the Eastern boundary of said Lot Seventy-one, one hundred and forty-two feet more or less to a point in the northern boundary of said Lot Seventy-one, twelve feet west of the north easterly angle of the said lot;

Thence Westerly along the northern boundary of said lot, sixty feet more or less to the north-west angle of said lot;

Thence southerly along the western boundary of said lot, one hundred and forty-two feet more or less to the place of beginning.

SCHEDULE S-15

BY-LAW NO. 10857

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-21 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "D" (Urban Protected Residential -- One and Two Family Dwellings, etc.) district, to "G-3" (Public Parking Lots) district, those lands having a frontage of Ninety Feet (90' 0") by a depth of One Hundred and Six Feet Six Inches (106' 6") on the west side of Chestnut Avenue, commencing One Hundred and Twenty Feet (120' 0") south of the south limit of Barton Street East and extending south.

2. In addition to the regulations of the "G-3" (Public Parking Lots) Zoning district, the above-described lands are subject to the further requirement that a close-boarded fence of a height of Six Feet (6' 0") shall be erected and maintained along the entire south boundary thereof.

3. The said Zoning By-law No. 6593 is further amended by adding this amending by-law to Section 19B as Schedule 'S-15'.

4. Sheet No. E-21 of the District Maps, appended to and forming part of the Zoning By-law No. 6593 is hereby further amended by marking the lands described in Section 1 above:--'S-15'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 12th day of October, A.D. 1965.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE S-16

BY-LAW NO. 10864

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-64 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "G-3" (Public Parking Lots) district, those lands lying at the rear of No. 1593 Main Street West and more particularly described as:

   COMMENCING at an iron bar planted at the south-western angle of Lot 21 as shown on a Plan of Subdivision known as Paling Court and registered in the Registry Office for the Registry Division of the County of Wentworth as Number 976;

   THENCE northerly along the western limit of the said Lot 21, Seventy-four Feet and No Inches (74' 0") to an iron bar planted at the north-western angle of the said Lot 21, being also the south-eastern angle of Lot 10 as shown on the said Registered Plan Number 976;

   THENCE westerly along the southern limit of the said Lot 10, One Hundred and Forty-four Feet and Two and One-half Inches (144' 2½") to an iron bar planted at the south-western angle of the said Lot 10;

   THENCE southerly in a straight line, and paralled with the Division Line between the Townships of Barton and Saltfleet, Sixty Feet and Ten Inches (60' 10") to a point;

   THENCE easterly in a straight line, and parallel with the northern limit of Main Street East, One Hundred and Forty-four Feet and Ten Inches more or less (144' 10") to the place of commencement.

2. In addition to the regulations of the "G-3" (Public Parking Lots) Zoning district, the above-described lands are subject to the further requirements that along the boundaries thereof, which are the boundaries of a Residential District there shall be established a Six Foot 6' 0") fence and a Ten Foot (10' 0") planting strip.

3. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19B as Schedule 'S-16'.

4. Sheet No. E-64 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593 is hereby further amended by marking the lands described in Section 1 above:— 'S-16'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 26th day of October, A.D. 1965.

K. E. Avery,
Deputy City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-17

BY-LAW NO. 10876

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-50 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A D 1950, is hereby amended by changing from "A" (Perimeter Agricultural and Residential, etc.) district and "C" (Urban Protected Residential, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district those lands located on the west side of Main Street West, south of Highway No. 8 more particularly described as being formerly in the Township of Ancaster, in the County of Wentworth and now in the City of Hamilton, and being composed of part of Lot 54 in the First Concession of the said Township of Ancaster, which may be more particularly described as follows:

Firstly:

COMMENCING at a stake planted in the westerly limits of the King's Highway No. 2 as shown on a Plan of the said Highway, deposited in the Registry Office with the Registry Division of Wentworth as No. 147 Miscellaneous, the said stake being distant Forty-one Feet (41') measured on a course South Twenty-nine Degrees Thirty-four Minutes Fifteen Seconds West (S. 29° 34' 15" W.) from a stake planted at a bend in the said limit of the said Highway and shown on the said deposited Plan 147 Miscellaneous, the said last mentioned stake being distant One Hundred and Forty-one Feet (141') measured on a course South Twenty-three Degrees Six Minutes Fifteen Seconds West (S. 23° 6' 15" W.) along the said limit of the said Highway from a stake planted at the intersection of the said limit of the said Highway with the southern limit of the lands of the Toronto, Hamilton and Buffalo Railway Company.

THENCE South Twenty-nine Degrees Four Minutes Fifteen Seconds West (S. 29° 4' 15" W.) along the said westerly limit of the said Highway, One Hundred and Fifty-six Feet and Five and One-quarter Inches (156' 5¼") to a concrete monument planted at a bend in the said limit of the said Highway;

THENCE South Thirty-three Degrees Twenty-four Minutes West (S. 33° 24' W.) along the said western limit of the said Highway, Twenty-three Feet One and One-half Inches (23' 1½") to a stake planted;

THENCE North Fifty-two Degrees Eighteen Minutes West (N. 52° 18' W.) in a straight line, Four Hundred and Fifty-one Feet Ten and One-half Inches (451' 10½") to a stake planted in the southerly limit of the lands of the said Railway Company;

THENCE North Seventy-nine Degrees Thirty-two Minutes East (N. 79° 32' E.) along the line of the present existing fence marking the said southerly limit of the said Railway Company, Two Hundred and Eighty-three Feet and Eleven Inches (283' 11") to an iron bar planted;

THENCE South Twenty-nine Degrees Fifty-one Minutes Forty-five Seconds East (S. 29° 51' 45" E.) in a straight line, One Hundred and Thirty-six Feet and One Inch (136' 1") to an iron bar planted;

THENCE South Sixty-one Degrees, Thirty Minutes Forty-five Seconds East (S. 61° 30' 45" E.) in a straight line, One Hundred and Fourteen Feet and Three and Three-quarter Inches (114' 3¾") to the place of commencement.

THE ABOVE DESCRIBED PARCEL of land containing by admeasurement One and Forty-eight One Hundredths Acres (1.48 acres) being the same more or less.

Secondly:

COMMENCING at a point in the westerly limit of the King's Highway No. 2 as shown on a Plan of the said Highway deposited in the Registry Office with the Registry Division of Wentworth as No. 147 Miscellaneous the said point being distant One Hundred and Eight Feet Six Inches (108' 6") measured on a course of South Twenty-three Degrees Six Minutes Fifteen Seconds West (S. 23° 6' 15" W.) along the said limit from a stake planted at the intersection of the said limit within the southerly limits of the lands of the Toronto, Hamilton and Buffalo Railway Company.

THENCE north westerly in a straight line and being the second boundary of the lands conveyed to Frank Hollingworth by the Toronto, Hamilton and Buffalo Railway Company, more particularly described in Instrument No. 21806, Ninety Feet (90') to a point, said point being distant Fifty-two Feet Zero and One-half Inches (52' 0½") measured southerly at right angles from the southerly limit of the lands of the said Railway Company;

THENCE north westerly in a straight line along the south western limit of the lands described in the said Instrument No. 21806, Sixty-eight Feet Seven Inches (68' 7") to a point in the said southern boundary of the said Railway Company's lands, the said point being distant One Hundred and Sixty-one Feet Six Inches (161' 6") measured on a course of North Eighty-eight Degrees Nineteen Minutes Forty-five Seconds West (N. 88° 19' 45" W.) along the said limits of the said Railway Company's lands from the aforesaid stake planted at the intersection of the said limit with the western limit of the said King's Highway No. 2;

THENCE North Eighty-eight Degrees Nineteen Minutes Forty-five Seconds West (N. 88° 19' 45" W.) continuing along the limits of the said Railway Company's lands, being a line drawn parallel with and in constant perpendicular distance of Thirty-eight Feet Six Inches (38' 6") from the centre line of the track, Eighty-two Feet Six Inches (82' 6") to an iron bar planted;

THENCE South Twenty-nine Degrees Fifty-one Minutes Forty-five Seconds East (S. 29° 51' 45" E.) in a straight line, One Hundred and Thirty-six Feet One Inch (136' 1") to an iron bar planted;

THENCE South Sixty-one Degrees Thirty-one Minutes Forty-Five Seconds East (S. 61° 31' 45" E.) in a straight line, One Hundred and Fourteen Feet and Three-quarter Inches (114' 3¾") to a stake planted in the westerly limit of the said King's Highway No. 2;

THENCE North Twenty-nine Degrees Thirty-four Minutes Fifteen Seconds East (N. 29° 34' 15" E.) along the said limit of the King's Highway No. 2, Forty-one Feet (41') to a stake planted at the bend in the said limit;

THENCE North Twenty-three Degrees Six Minutes Fifteen Seconds East (N. 23° 6' 15" E.), Thirty-two Feet Six Inches (32' 6") to the place of beginning.

2. In addition to the regulations of the "E" (Multiple Dwellings, Lodges, Clubs, etc.) Zoning District, the above-described lands are subject to the further requirement that no portion of the said lands other than the southerly Forty Feet (40') of the frontage thereof, shall be used for the purpose of a driveway.

3. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-17'.

4. Sheet No. W-50 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593 is hereby further amended by marking the lands described in Section 1 above:- 'S-17'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 9th day of November, A. D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-18

BY-LAW NO. 10892

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-95 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "DE" (Low Density Multiple Dwellings) district and "D" (Urban Protected Residential -- One and Two Family Dwellings, etc.) district to "E-2" (Multiple Dwellings) district, those lands located north of Queenston Road, west of Nash Road, being composed of part of Lot 29, Concession 2, Township of Saltfleet, now in the City of Hamilton which may be more particularly described as:

COMMENCING at a point located north of Queenston Road, west of Nash Road, the said point being arrived at as follows:

Beginning at the north west corner of Queenston and Nash Roads;

THENCE westerly on a course of North Seventy-one Degrees Forty-Six Minutes Forty-nine Seconds West (N. 71° 46' 49" W.) along the northern limit of Queenston Road, Five Hundred and Forty-eight point Nine Two Feet (548.92') to a point;

THENCE North Fifteen Degrees Twenty-three Minutes Twenty Seconds East (N. 15° 23' 20" E.) Two Hundred Feet (200') to the point of commencement;

THENCE North Seventy-one Degrees Forty-six Minutes Forty-nine Seconds West (N.71° 46' 49" W.) Two Hundred and Ninety-nine point Five Eight Feet (299.58') to a point;

THENCE North Fifteen Degrees Twenty-three Minutes Twenty Seconds East (N. 15° 23' 20" E.), Three Hundred and Twenty-one point Three Two Feet (321.32') to a point;

THENCE South Seventy Degrees Twenty-four Minutes Forty Seconds East (S. 70° 24' 40" E.), Three Hundred Feet (300') to a point;

THENCE South Fifteen Degrees Twenty-three Minutes Twenty Seconds West, (S. 15° 23' 20" W.), Three Hundred and Fourteen point Three Seven Feet (314.37') to the point of commencement.

The lands described in this paragraph comprising the lands described in paragraph 1, above, and the lands lying to the south thereof which are already zoned "E-2" shall be subject in addition to the "E-2" district provisions of the Zoning By-law No. 6593 to the requirement that no building or structure shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A" Revised. The lands to which this paragraph refers may be described as being composed of Part of Lot 29, Concession 2, formerly in the Township of Saltfleet now in the City of Hamilton. (68-136)

COMMENCING at a point in the northern limit of Queenston Road, the said point being distant Five Hundred and Forty-eight point Nine Two Feet (548.92') measured westerly on a course of North Seventy-one Degrees Forty-six Minutes Forty-nine Seconds West (N. 71° 46' 49" W.) along the northern limit of Queenston Road from the western limit of Nash Road;

THENCE continuing westerly, along the northern limit of Queenston Road, Two Hundred and Ninety-nine point Five Eight Feet (299.58') to a point;

THENCE North Fifteen Degrees Twenty-three Minutes Twenty Seconds East (N. 15° 23' 20" E.) in a straight line, Five Hundred and Twenty-one point Three Three Feet (521.33') to a point;

THENCE South Seventy Degrees Twenty-four Minutes Forty Seconds East (S. 70° 24' 40" E.), Three Hundred point Zero Zero Feet (300.00') to a point;

THENCE South Fifteen Degrees Twenty-three Minutes Twenty Seconds West (S. 15° 23' 20" W.), Five Hundred and Fourteen point Three Seven Feet (514.37') to the point of commencement.

3. Sheet No. E-95 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the lands described in paragraph 2 above -- 'S-18'.

4. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19B as Schedule 'S-18'.

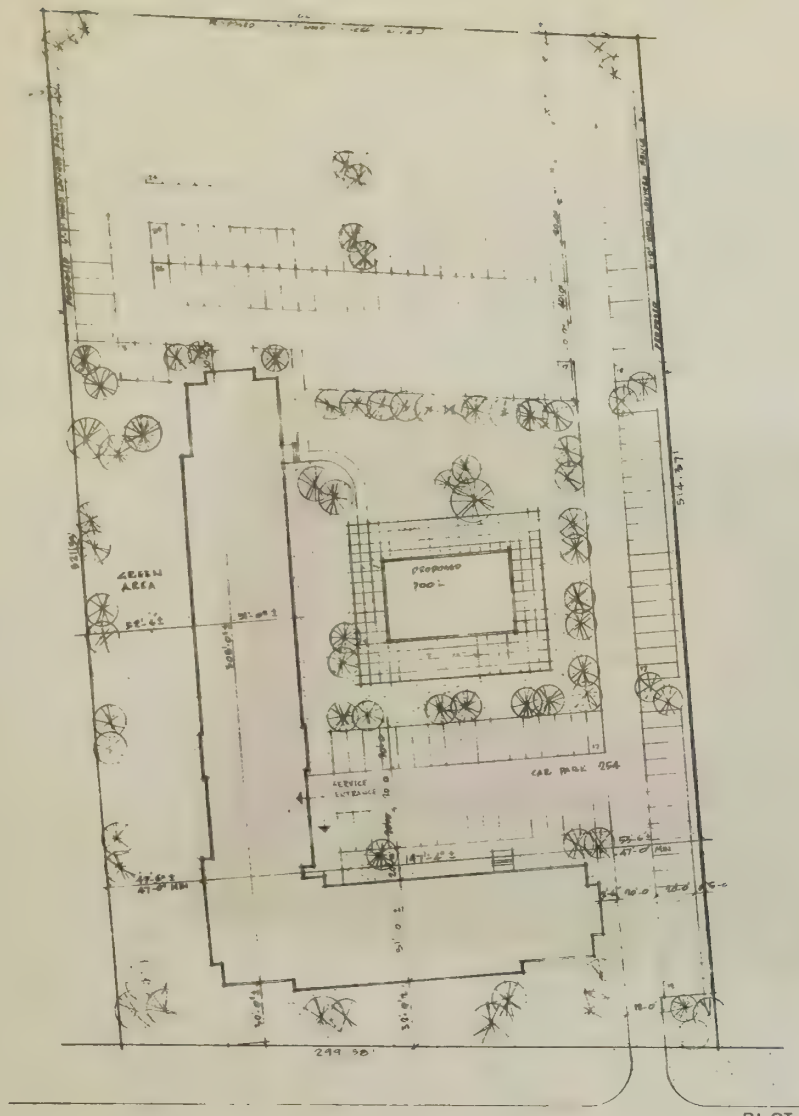
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 30th day of November, A.D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



PLOT PLAN
1" = 30'-0"

LEGEND - ZONING REQUIREMENTS E 2 ZONE

BUILDING AREA	9356 sq ft	16.1 %
PARKING & DRIVEWAY AREA	24 620	44.5 %
LANDSCAPED AREA	24 210	41.4 %
TOTAL NO. OF SUITES =	CONSISTING OF THE FOLLOWING :	
BACHELOR OR 1 BEDROOM	16	
1 BEDROOM	97	
2 BEDROOM	97	
3 BEDROOM	2	
PARKING SPACES	154 CARS	

PROPOSED 212 UNIT APARTMENT PROJECT
A. FRISINA, OWNER
PART OF LOT #29 CONCESSION 2
TOWNSHIP OF GLANFORD
CITY OF HAMILTON

Exhibit "I" to By-law No. 68-136
"Schedule "A" Revised"

(S-18) (c)

REVISION #1 PROVIDE 178 PARKING
REVISION #2 ADD 6 PARKING REDUCE 2.5 CARS
REVISION #3 ADD 7 PARKING REMOVE 2.5 CARS

212 SUITE APARTMENT

JOHN TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

MATT TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

TYMOSHUK & TYMOSHUK
ARCHITECTS
HAMILTON TORONTO

SCHEDULE S-19

BY-LAW NO. 10875

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. W-33 and W-34 of the District Maps, appended to and forming part of the Zoning By-Law No 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "G" (Neighbourhood Shopping Centre, etc.) district, those lands located on the south side of Main Street West in the area east of Dow Avenue more particularly described as being:-

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in the County of Wentworth and Province of Ontario, and being composed of part of The Gore of Ancaster, now in the said City of Hamilton, and which may be more particularly described as follows, that is to say:-

COMMENCING where an iron bar has been planted on the southerly limit of the Hamilton and London Highway (King's Highway Number 2 and 8), now known as Main Street in the said City of Hamilton, the said point of commencement being arrived at as follows:-

BEGINNING at a concrete monument planted in the southern limit of Main Street aforesaid where the said limit is intersected by the division line between the Townships of Barton and Ancaster;

THENCE South Seventy-nine Degrees and Eleven Minutes West (S. 79° 11' W.) along the aforesaid southern limit of Main Street, Fifty-three Feet and Seven and one-quarter Inches (53' 7¼") to a concrete monument planted;

THENCE South Eighty-one Degrees and Thirty-one Minutes West (S. 81° 31' W.) along the southern limit of said Main Street, Six Hundred and Seventy-six Feet and Six Inches (676' 6") to the point of commencement of the herein described parcel of land;

THENCE North Eighty-one Degrees and Thirty-three Minutes East (N. 81° 33' E.) along the southern limit of the said Main Street, Ninety-six Feet (96') to a point;

THENCE South Twelve Degrees and Thirty-six Minutes West (S. 12° 36' W.) Two Hundred and Thirty-three Feet and Two Inches (233' 2") to a concrete monument planted;

THENCE South Eighty-one Degrees and Thirty-three Minutes West (S. 81° 33' W.) parallel with the southern limit of Main Street aforesaid, One Hundred and Seven Feet (107') to a concrete monument planted;

THENCE northerly in a straight line, Two Hundred and Thirty-seven Feet and Seven Inches (237' 7") more or less to the place of beginning.

2. The above-described lands and premises shall be subject, in addition to the "G" District provisions of the Zoning By-Law No. 6593; to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A".

3. Sheets Nos. W-33 and W-34 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the above-described lands -- 'S-19'.

4. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19B as Schedule 'S-19'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

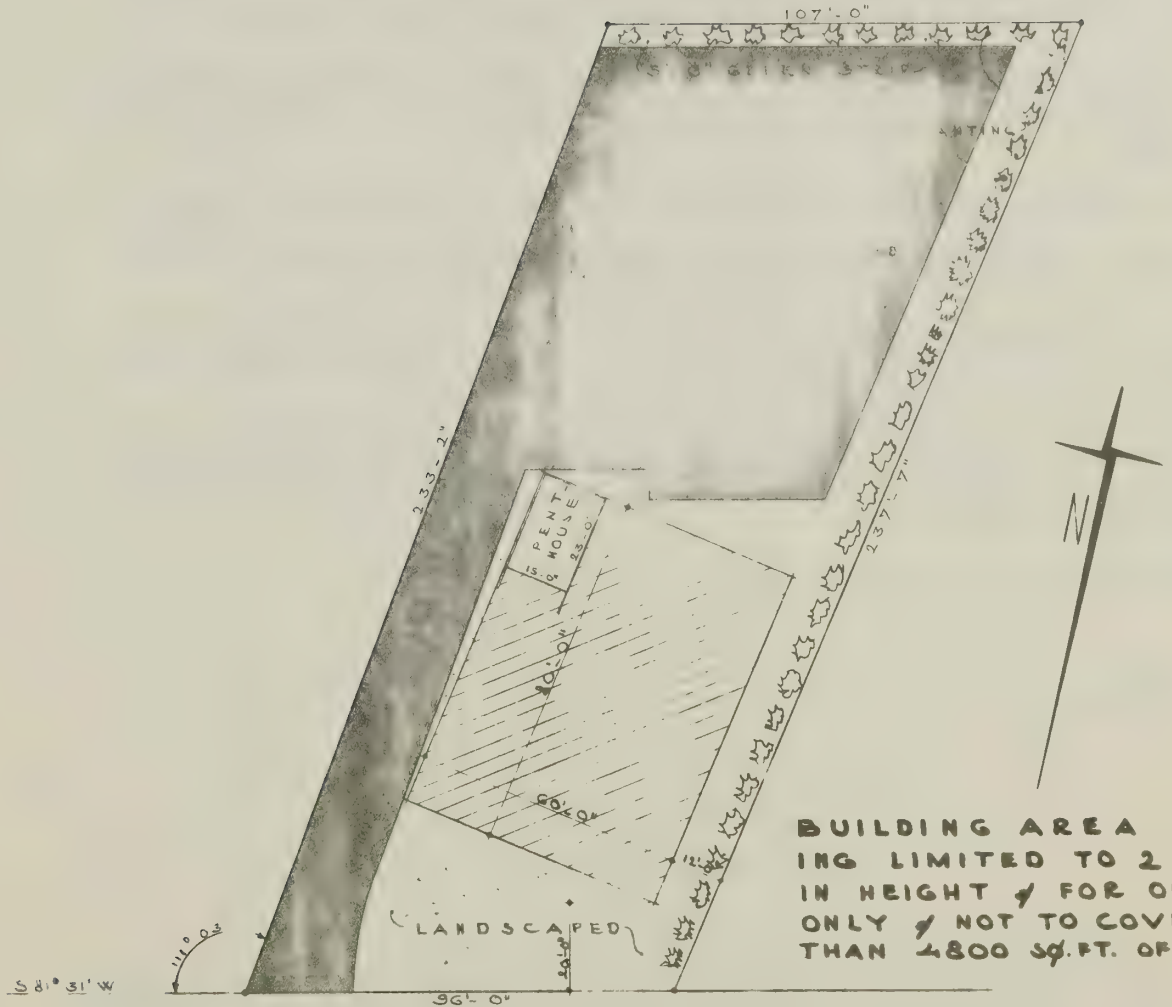
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 9th day of November, A. D., 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A"
TO BY-LAW 10875



1057 MAIN STREET WEST

PLOT PLAN

FOR

IRON WOOD CONSTRUCTION LIMITED
HAMILTON, ONT.

SCHEDULE "A"

SCHEDULE S-20

BY-LAW NO. 66-176

To Amend By-Law No. 10920 which Amends The Zoning By-Law No. 6593

WHEREAS By-Law No. 10920 to amend The Zoning By-Law No. 6593 was passed on the 14th day of December, 1965;

AND WHEREAS the application for the approval of the said By-Law No. 10920 came on for hearing before the Ontario Municipal Board on the 4th day of May, 1966;

AND WHEREAS the Ontario Municipal Board was pleased to direct on that hearing that if the said By-Law No. 10920 was amended as hereinafter set forth, then the said By-Law No. 10920 and this amending By-Law would be approved without further notice of application or further hearing.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-Law No. 10920, passed on the 14th day of December, 1965, is hereby amended by adding thereto following Paragraph 5, as Paragraphs 5A and 5B, the following:—

"5A. The existing multiple dwelling on the above described lands shall not be extended or enlarged, nor shall the same be used for any purpose other than a multiple dwelling containing not more than eleven dwelling units."

"5B. The exceptions from compliance with certain provisions of this By-Law as set out in Paragraphs 4 and 5 above, shall remain in effect only so long as the existing multiple dwelling on the above described lands remains standing and upon that building being demolished or destroyed, the lands as above described in Paragraph 1 shall be subject to the "E-2" district regulations."

PASSED this 31st day of May, A.D. 1966.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

BY-LAW NO. 10920

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E-75 and E-76 of the District Maps, appended to and forming part of the Zoning By-Law No 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "DE" (Low Density Multiple Dwellings) district to "E-2" (Multiple Dwellings) district those lands at the north east corner of Walter Avenue and King Street East comprising the whole of Lots Nos. 297 and 298 according to Strathbarton Manor Survey, Registered Plan No. 569.

2 Sheets Nos E-75 and E-76 of the District Maps appended to and forming part of the Zoning By-Law No [illegible] are hereby further amended by marking the lands described in paragraph 1 above — 'S-20'.

3. The said Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law To Section 19B as 'S-20'.

4. The lands described in paragraph 1 above are hereby specifically excepted from complying with the area requirements of this By-Law to the extent that there shall be required a side yard of Ten Feet (10') only along each side lot line rather than Fifteen Feet (15') as would otherwise be required.

5. The said lands are further specifically excepted from complying with the supplementary

requirements of this By-Law to the extent that there shall be required to be provided Eight (8) parking spaces only rather than the Eleven (11) parking spaces which would be required in order to provide One (1) parking space for each dwelling unit.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of December, A. D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-21

By-LAW NO. 10921

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1 Sheet No. E-73 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "H" (Community Shopping and Commercial, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands having a frontage of Ninety-five Feet (95') on the north side of Melvin Avenue by a depth of One Hundred Feet (100') along the west side of Walter Avenue North, being composed of the easterly Twenty-five Feet (25') of Lot 342 and all of Lots 343 and 344 in the Normanhurst Survey, R.P. No. 534.

2. In addition to the "E" (Multiple Dwellings, Lodges, Clubs, etc.) Zoning district provisions, the above-described lands shall be subject to the further requirement that no building or structure shall be erected, altered, extended or enlarged thereon so as to exceed Four (4) storeys in height or so as to contain more than Sixteen (16) dwelling units.

3. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19B as Schedule 'S-21'.

4. Sheet No. E-73 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593 is hereby further amended by marking the lands described in Section 1 above: — 'S-21'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of December, A.D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-22

BY-LAW NO. 10923

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E-104 and E-105 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D., 1950, are hereby amended by changing from "JJ" (Restricted Light Industrial) district to "C" (Urban Protected Residential, etc.) district those lands formerly in the Township of Saltfleet, now in the City of Hamilton, being composed of part of Lot 28, Concession 2 in the said Township, which may be more particularly described as follows, that is to say:--

COMMENCING at a point in a line drawn on a course of North Fifteen Degrees Forty-seven Minutes (N. 15° 47' E.) from the northerly limit of Queenston Road and said line being Six Hundred and Twenty-eight and Seventy-five One Hundredths Feet (628.75') westerly from the western limit of Kenora Avenue and said point being One Hundred and Fifty Feet (150') northerly from the northerly limit of Queenston Road;

THENCE North Fifteen Degrees Forty-seven Minutes East (N. 15° 47' E.) Fourteen Hundred and Eighty-seven and Twenty-seven One Hundredths Feet (1487.27') to a point;

THENCE South Seventy-six Degrees Fifty-four Minutes Thirty Seconds East (S. 76° 54' 30" E.) Two Hundred and Sixty-three and Sixty-nine One Hundredths Feet (263.69') to a point;

THENCE Southerly and parallel with Kenora Avenue, One Hundred and Ninety Feet (190') to a point;

THENCE Westerly and parallel with Queenston Road, One Hundred and Thirty-one Feet (131') to a point;

THENCE Southerly and parallel with Kenora Avenue, Ten Hundred and Sixty-four Feet (1064') to a point;

THENCE Easterly and parallel with Queenston Road, One Hundred and Sixty-seven Feet (167') to a point;

THENCE Southerly and parallel with Kenora Avenue, One Hundred and Eighty-three Feet (183') to a point;

THENCE South-westerly in a straight line, One Hundred and Ten Feet (110') more or less to a point in a line drawn parallel with Queenston Road and said line being One Hundred and Fifty Feet (150') northerly from the northern limit of said Queenston Road;

THENCE Westerly and being parallel with Queenston Road, Two Hundred Feet (200') more or less to the place of beginning.

2. The said Sheets Nos. E-104 and E-105 are hereby further amended by changing from "JJ" (Restricted Light Industrial) district to "D" (Urban Protected Residential -- One and Two Family Dwellings, etc.) district those lands formerly in the Township of Saltfleet, now in the City of Hamilton, being composed of part of Lot 28 in the said Township of Saltfleet which may be more particularly described as follows, that is to say:--

COMMENCING at a point in the western limit of Kenora Avenue and said point being Two Hundred Feet (200') northerly from the northern limit of Queenston Road and measured along the western limit of Kenora Avenue;

THENCE Northerly along the westerly limit of Kenora Avenue, Two Hundred and Sixteen Feet (216') to a point;

THENCE Westerly and parallel with Queenston Road, Two Hundred and Fifty Feet (250') to a point;

THENCE Northerly and parallel with Kenora Avenue, Three Hundred and Sixty-six Feet (366') to a point;

THENCE Easterly and parallel with Queenston Road, Thirty-eight Feet (38') to a point;

THENCE Northerly and parallel with Kenora Avenue, Two Hundred and Sixty-six Feet (266') to a point;

THENCE Easterly and parallel with Queenston Road, Two Hundred and Twelve Feet (212') to a point in the western limit of Kenora Avenue;

THENCE Northerly along the western limit of Kenora Avenue, Six Hundred and Nine and Fifty-one One-Hundredths Feet (609.51') to a point;

THENCE North Seventy-six Degrees Fifty-four Minutes, Thirty Seconds West (N. 76° 54' 30" W.) Three Hundred and Sixty Feet (360') to a point;

THENCE Southerly and parallel with Kenora Avenue, One Hundred and Ninety Feet (190') to a point;

THENCE Westerly and parallel with Queenston Road, One Hundred and Thirty-one Feet (131') to a point;

THENCE Southerly and parallel with Kenora Avenue, Ten Hundred and Sixty-four feet (1064') to a point;

THENCE Easterly and parallel with Queenston Road, One Hundred and Sixty-seven Feet (167') to a point;

THENCE Southerly and parallel with Kenora Avenue, One Hundred and Eighty-three Feet (183') to a point;

THENCE Easterly and parallel with Queenston Road, Three Hundred and Thirty Feet (330') more or less to the place of beginning.

3. The said Sheet No. E-105 is hereby further amended by changing from "JJ" (Restricted Light Industrial) district to "HH" (Restricted Community Shopping and Commercial) district those lands formerly in the Township of Saltfleet, now in the City of Hamilton, being composed of part of Lot 28 in the said Township of Saltfleet which may be more particularly described as follows, that is to say:—

COMMENCING at a point in the western limit of Kenora Avenue and said point being One Hundred and Fifty Feet (150') northerly from the northern limit of Queenston Road and measured along the said western limit of Kenora Avenue;

THENCE Westerly and parallel with Queenston Road, Four Hundred and Twenty-eight and Twenty-three One Hundredths Feet (428.23') to a point;

THENCE North-easterly in a straight line, One Hundred and Ten Feet (110') more or less to a point in a line drawn parallel with Queenston Road and being Two Hundred Feet (200') northerly therefrom;

THENCE Easterly along the said line being drawn parallel with Queenston Road, Three Hundred and Thirty Feet (330') to a point in the western limit of Kenora Avenue;

THENCE Southerly along the said western limit of Kenora Avenue, Fifty Feet (50') more or less to the place of beginning;

4. The said Sheets Nos. E-104 and E-105 are hereby further amended by changing from "JJ" (Restricted Light Industrial) district to "DE-2" (Multiple Dwellings) district those lands formerly in the Township of Saltfleet, now in the City of Hamilton, being composed of part of Lot 28 in the said Township of Saltfleet which may be more particularly described as follows, that is to say:—

COMMENCING at a point in the western limit of Kenora Avenue and said point being Four Hundred and Sixteen Feet (416') northerly from the northern limit of Queenston Road and measured along the western limit of Kenora Avenue;

THENCE Northerly and being along the said western limit of Kenora Avenue, Six Hundred and Thirty-two Feet (632') to a point;

THENCE Westerly and parallel with Queenston Road, Two Hundred and Twelve Feet (212') to a point;

THENCE Southerly and parallel with Kenora Avenue, Two Hundred and Sixty-six Feet (266') to a point;

THENCE Westerly and parallel with Queenston Road, Thirty-eight Feet (38') to a point;

THENCE Southerly and parallel with Kenora Avenue, Three Hundred and Sixty-six Feet (366') to a point;

THENCE Easterly and parallel with Queenston Road, Two Hundred and Fifty Feet (250') more or less to the place of beginning.

5. In addition to the "DE-2" (Multiple Dwellings) Zoning district regulations, the land described in Paragraph 4, above are subject to the further requirement that Forty Per Cent (40%) of each lot shall be retained as open landscaped space.

6. The said Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law to Section 19 B as Schedule 'S-22'.

7. Sheets Nos. E-104 and 105 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593 are hereby further amended by marking the lands described in Paragraph 4. above:— 'S-22'.

8. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

9. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of December, A. D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-23

BY-LAW NO. 10925

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9-D of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by marking the lands to which reference is hereinafter made, Schedule 'S-23'.

2. The Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law to Section 19B as Schedule 'S-23'.

3. The property known as Municipal No. 59, the King's Highway No. 53, having a frontage of about One Hundred and Ninety-five Feet and Zero and Five-eighths Inches (195' 0 5/8") on the north side of the said King's Highway No. 53, commencing Six Hundred and Forty-nine point Nine Seven Feet (649.97') east of the east limit of Upper James Street and running easterly as more particularly shown on Schedule "A" hereto annexed and forming part of this By-Law, is hereby excepted from complying with the "AA" (Agricultural) district regulations to such degree and extent only as is necessary to permit of the expansion of the existing legal non-conforming use presently established thereon, by the erection of a one storey addition to the existing building, such extension not to extend beyond the limits of the hatched area shown on the said Schedule "A" and identified by the words "proposed addition".

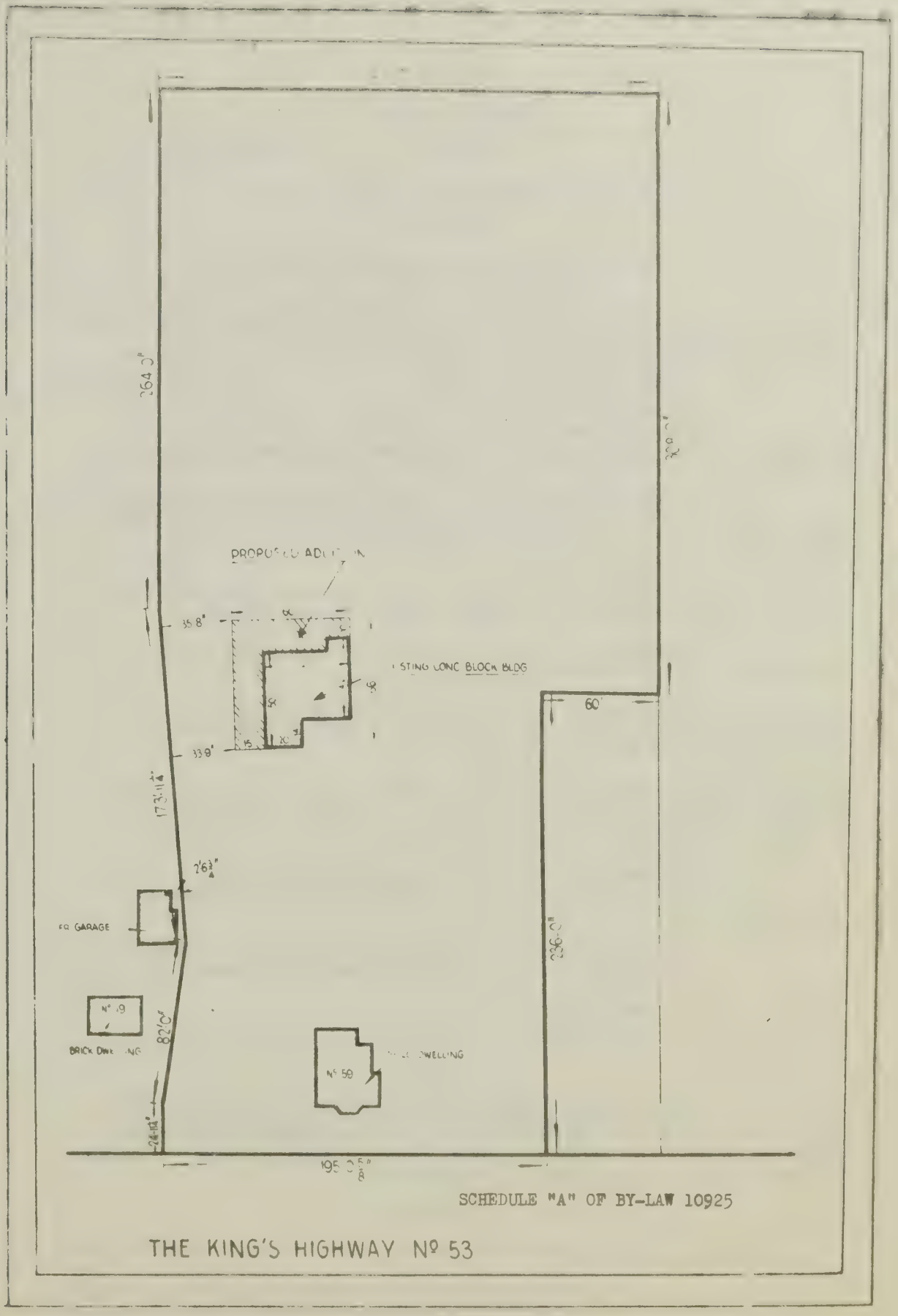
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of December, A.D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



SCHEDULE "A" OF BY-LAW 10925

THE KING'S HIGHWAY Nº 53

SCHEDULE S-23A

BY-LAW NO. 71-240

To Amend:

Zoning By-law No. 6593

Respecting:

Land located at Municipal Number 55 Rymal Road East

WHEREAS by Ontario Municipal Board Order dated the 14th day of May, 1959, that portion of the Township of Barton in which is situated the lands located at Municipal Number 55 Rymal Road East, was annexed to the Municipality of the City of Hamilton as at January 1, 1960;

AND WHEREAS By-law No. 8658, passed on the 12th day of May, 1959 and approved by the Ontario Municipal Board on the 22nd day of December, 1959, did repeal the restricted area by-laws of the Township of Barton insofar as they applied to the area of land in the said annexed portion of the Township of Barton;

AND WHEREAS Zoning By-law No. 6593, passed by the City of Hamilton on the 25th day of July, 1950, extends to the said annexed portion of the Township of Barton by reason of Section 18 of The Municipal Act, R.S.O. 1960, chapter 249;

AND WHEREAS as at January 1, 1960 the existing use of the land and building was for the manufacture of aluminum storms, screens and awnings;

AND WHEREAS the said Zoning By-law No. 6593 did zone the said existing lands as "AA" (Agricultural) district;

AND WHEREAS the said "AA" (Agricultural) district provisions of Zoning By-law No. 6593 prohibit the use of the land shown on Schedule "A" for a building used for the said manufacturing;

AND WHEREAS By-law No. 10925, passed on the 14th day of December, 1965 and approved by the Ontario Municipal Board on the 18th day of May, 1966, did permit an extension or enlargement of the said building in accordance with subsection 18 of Section 30 of The Planning Act, R.S.O. 1960, chapter 296;

AND WHEREAS it is proposed to further extend or enlarge the building, to be used as accessory to the same manner and the same purpose as it was so used,

(a) as of the date of annexation, January 1, 1960, at which date Zoning By-law No. 6593 was in effect, as aforesaid, and

(b) under By-law No. 10925.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. No building or structure or any part thereof located on the land shown on Map E. 9D of the District Maps appended to and forming part of Zoning By-law No. 6593, the extent and boundaries of which are also shown on a plan hereto annexed as Schedule A, shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with,

(a) the special requirements,

(i) shown on a Site Plan annexed hereto as Schedule B, and

(ii) that the extension or enlargement of the said building or structure shall be used solely for the storage of motor vehicles as accessory to the manufacture in the same manner and for the same purpose that the said building or structure continues to be used as it was used as at January 1, 1960.

2. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-23a".

3. Sheet No. E.9D of the District Maps appended to and forming part of By-law No. 6593 is amended by marking the land referred to in Section 1 above, "S-23a".

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

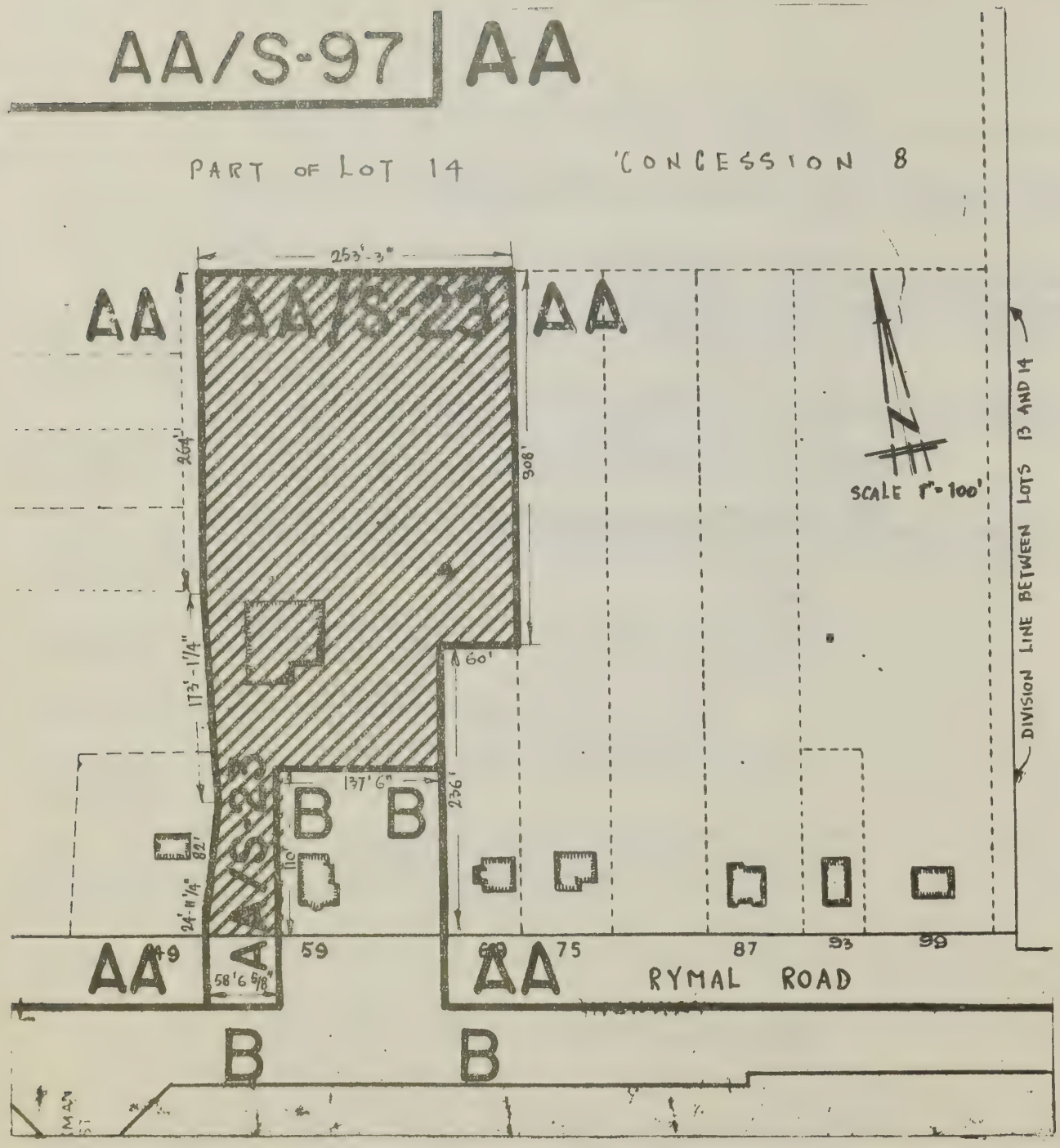
Read a FIRST and SECOND time on the 9th day of February 1971.

Read a THIRD time and finally passed on the 31st day of August, 1971, the approval of the Ontario Municipal Board having been obtained on the 16th day of August, 1971.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

Schedule "A" to Bill No. 33
Schedule "A" to By-law No. 71-240



LEGEND

Lands on part of Sheet No. E-9D of the Zoning District Maps to be regulated by Bill No. 33 and the Appended Site Plan Schedule "B".

This is Schedule "A" to Bill No. 33
This is Schedule A to By-law No. 71-240 passed the 31st day of August, 1971.

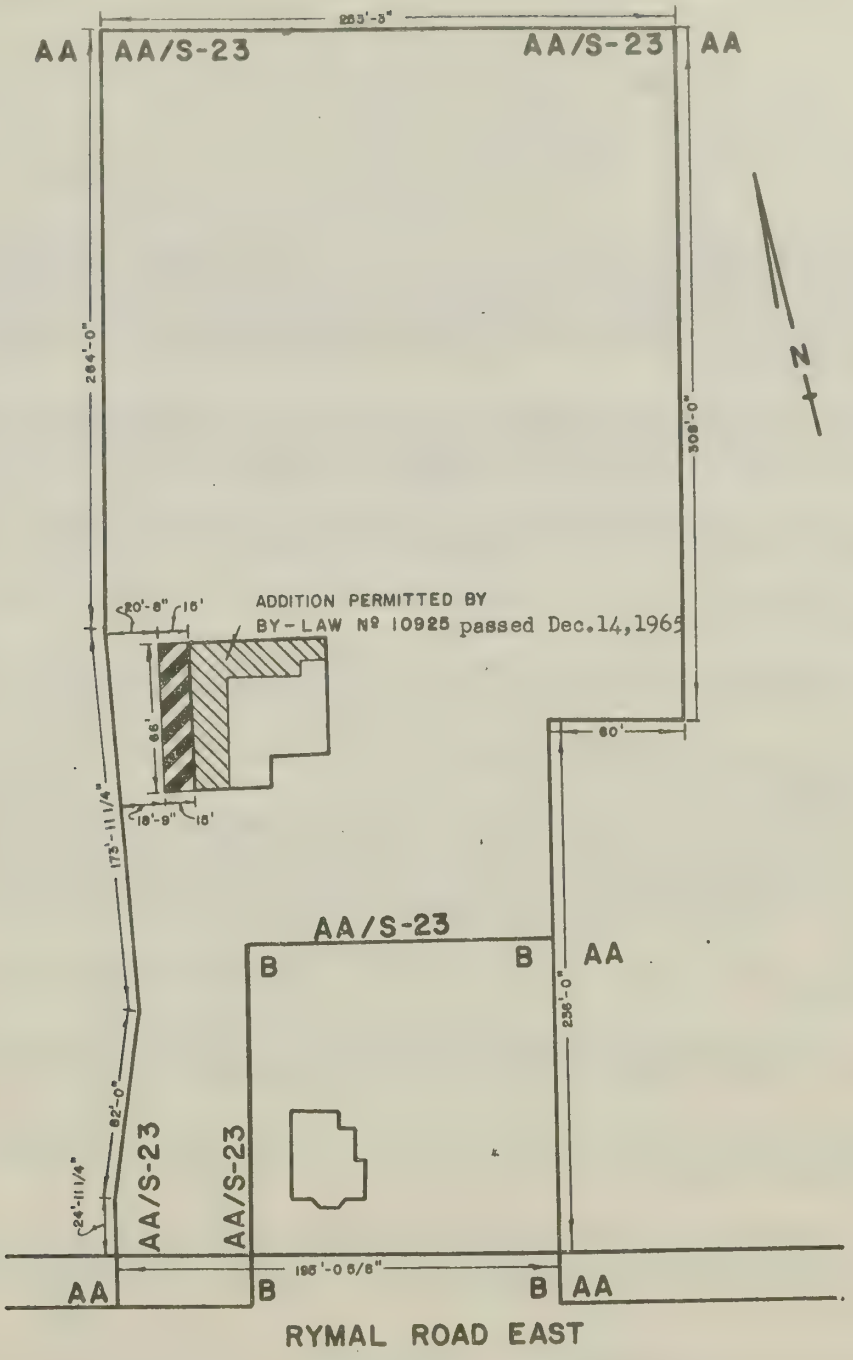
THE CORPORATION OF THE CITY OF HAMILTON

Mayor

City Clerk

(S-23A) (c)

Schedule "B" to Bill No. 33 Schedule "B" to By-law No. 71-240



LEGEND

Extension of Building.

This is Schedule "B" to Bill No. 33
This is Schedule B to By-law No. 71-240 passed the 31 day of August, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

Victor K. Copps
Mayor

E. A. Thompson
City Clerk

SCHEDULE S-24

BY-LAW NO. 67-124

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-49 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "HH" (Restricted Community Shopping and Commercial) district and "E-2" (Multiple Dwellings) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands more particularly described as:—

   COMMENCING at a point in the eastern limit of Upper Gage Avenue being Two Hundred and Sixty-four Feet (264') measured southerly along the eastern limit of Upper Gage Avenue from the southern limit of Mohawk Road East;

   THENCE easterly and parallel with the southern limit of Mohawk Road East, Three Hundred and Thirty Feet (330') to a point;

   THENCE southerly and parallel with the eastern limit of Upper Gage Avenue, Two Hundred and Fifty Feet (250') to a point;

   THENCE westerly and parallel with the southern limit of Mohawk Road East, Three Hundred and Thirty Feet (330') to a point in the eastern limit of Upper Gage Avenue;

   THENCE northerly along the eastern limit of Upper Gage Avenue, Two Hundred and Fifty Feet (250') to the point of commencement.

2. The above described lands and premises shall be subject, in addition to the "E" District provisions of the Zoning By-Law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A", except that any set backs shown shall be a minimum rather than an absolute requirement.

3. The said Zoning By-Law No. 6593 is amended by adding this amending By-Law to Section 19 B as Schedule 'S-24'.

4. Sheet No. E-49 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593 is hereby further amended by marking the lands described in Section 1 above — 'S-24'.

5. By-Law No. 66-41, passed on the 25th day of January, A. D. 1966, to amend the Zoning By-Law No. 6593, is hereby repealed.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 25th day of April, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

BY-LAW NO. 67-332

To Amend By-Law No. 67-124 which amended The Zoning By-Law Number 6593

WHEREAS By-Law No. 67-124, to Amend the Zoning By-Law No. 6593, was passed by City Council on the 25th day of April, A. D. 1967;

AND WHEREAS upon application for approval of the said By-Law No. 67-124, the Ontario Municipal Board advised that the By-Law would be approved provided additional information with respect to the development was contained on the site plan;

NOW THEREFORE The Council of The Corporation of the City of Hamilton enacts as follows:

1. By-Law No. 67-124 passed by City Council on the 25th day of April, A. D. 1967, is hereby amended by striking out the site plan attached thereto and inserting in lieu thereof the revised site plan annexed hereto as Schedule "A".

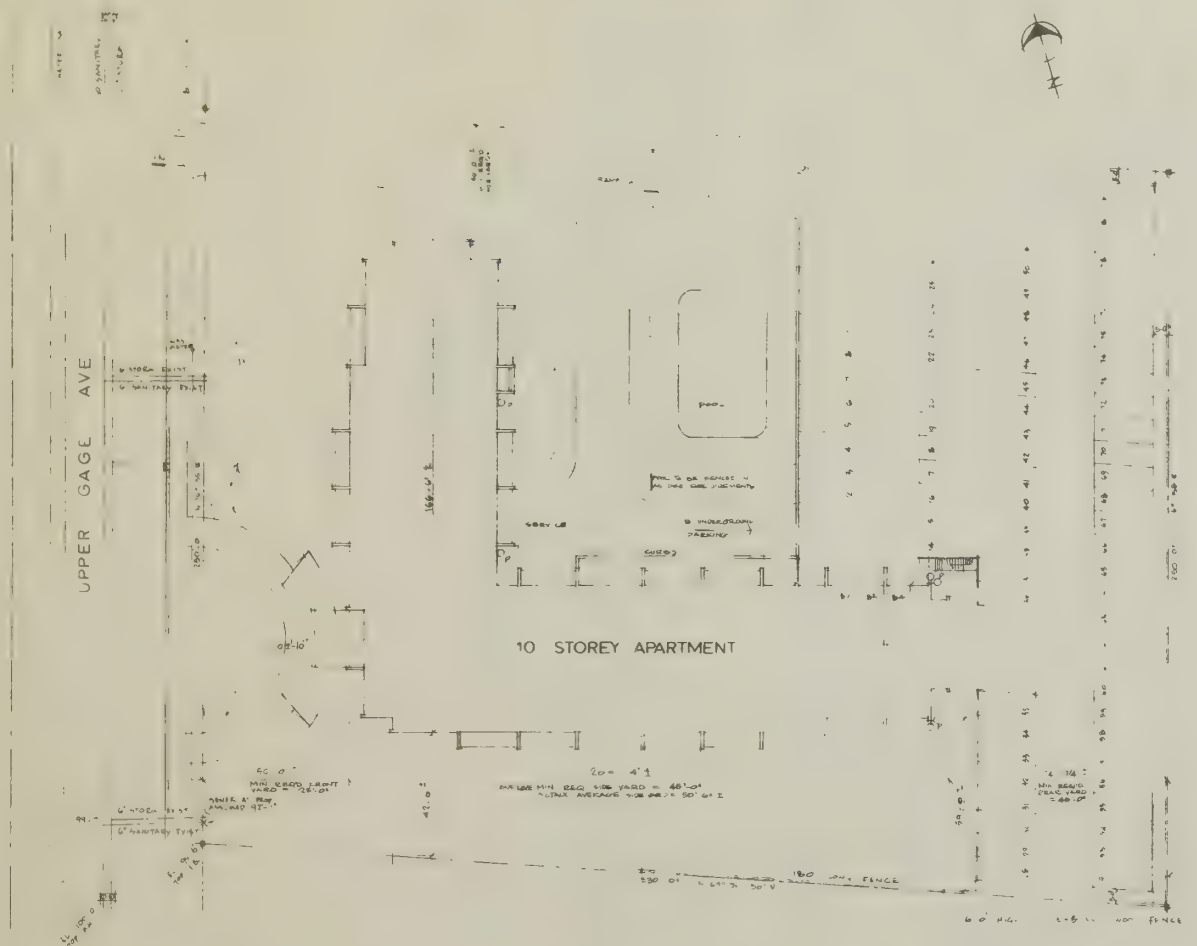
PASSED this 28th day of November, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

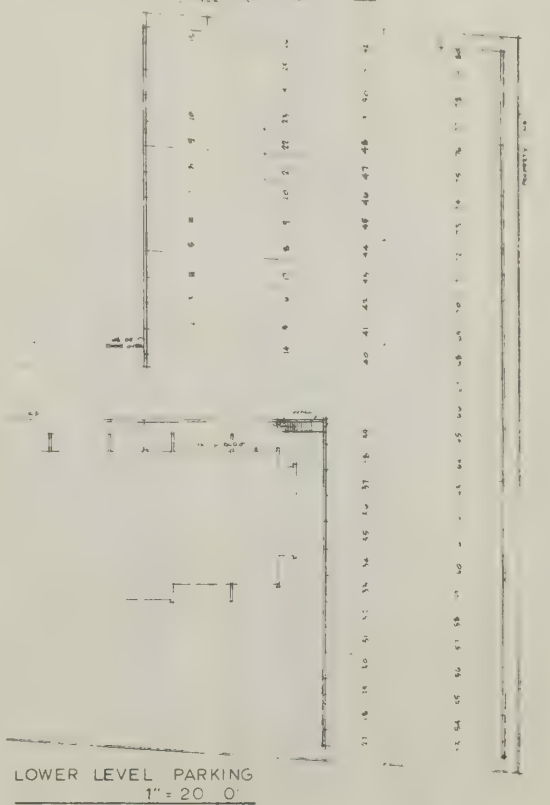
(S-24) (c)

SCHEDULE "A"
OF BY-LAW 67-332



PLOT PLAN
1" = 20'-0"

ZONING REQUIREMENTS E ZONE



LOWER LEVEL PARKING
1" = 20'-0"

158 SUITE APARTMENT
THE CENTENNIAL

TYMOSHUK & TYMOSHUK
ARCHITECTS
HAMILTON TORONTO

1

SCHEDULE S-25

BY-LAW NO. 66-44

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:—

1. Sheet No. E-67 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by marking the hereinafter described lands 'S-25'.

2. The said Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law to Section 19B as Schedule 'S-25'.

3. Notwithstanding the provisions of the said Zoning By-Law No. 6593, the hereinafter described lands having an area of 1.5 acres may be used for the purposes of a separate school and those lands, provided the same are used for the purpose of a separate school, are further excepted from the provisions of the said Zoning By-Law so as to require only,

   (i) a front yard of a depth of at least 10 feet;

   (ii) a side yard along each side lot line of a width of at least 4 feet; and

   (iii) a rear yard of a depth of at least 4 feet.

4. This amending By-Law applies to lands composed of part of Lot No. 1 and part of Lot No. 2 in the 5th Concession, formerly in the Township of Barton, now in the City of Hamilton, which may be more particularly described as follows:—

   PREMISING that the bearings used herein are referred to that part of Greenhill Avenue on a course of North Sixty-six Degrees Thirty-eight Minutes West (N. 66° 38' W.) according to registered plan number 538.

   COMMENCING at an iron bar planted in the southern limits of Greenhill Avenue (allowance for road between Concessions Four (4) and Five (5) Township of Barton) and which said iron bar may be arrived at as follows:—

   BEGINNING at an iron bar planted in the division line between Township lots numbers one (1) and two (2) in the Fourth Concession of the Township of Barton, at the southwestern corner of Lot Number Five Hundred and Thirty-four (534) according to a subdivision known as Rosedale, the plan thereof registered in the Registry Office for the Registry Division of Wentworth as Number 538.

   THENCE South Twenty-three Degrees Twenty-two Minutes West (S. 23° 22' W.) Sixty-six Feet (66') to a point in the southern limit of Greenhill Avenue.

   THENCE North Sixty-six Degrees Thirty-eight Minutes West (N. 66° 38' W.) along the southern limit of Greenhill Avenue, Three Hundred and Seventy-six Feet One and One-half Inches (376' 1½") to the point of commencement.

   THENCE South Twenty-three Degrees Twenty-two Minutes West (S. 23° 22' W.) One Hundred and Fifty Feet (150') to an iron bar planted.

   THENCE South Sixty-six Degrees Thirty-eight Minutes East (S. 66° 38' E.) Five Hundred Feet Six and One-half Inches (500' 6½") to an iron bar planted.

   THENCE North Twenty-three Degrees Twenty-two Minutes East (N. 23° 22' E.) Fifty Feet (50') to an iron bar planted.

   THENCE North Sixty-six Degrees Thirty-eight Minutes West (N. 66° 38' W.) One Hundred Feet (100') to an iron bar planted.

THENCE North Twenty Degrees Seven Minutes East (N. 20° 07' E.) One Hundred Feet Two Inches (100' 2") more or less to an iron bar planted in the southern limit of the aforesaid Greenhill Avenue.

THENCE North Sixty-six Degrees Forty Minutes West (N. 66° 40' W.) along the southern limit of the aforesaid Greenhill Avenue, Eighteen Feet Ten and One-Half Inches (18' 10½") to an angle therein.

THENCE North Sixty-six Degrees Thirty-eight Minutes West (N. 66° 38' W.) Three Hundred and Seventy-six Feet One and One-half Inches (376' 1½") to the point of commencement.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 25th day of January, A.D. 1966.

E. A. Simpson,
City Clerk.

J. E. Campbell,
Acting Mayor.

SCHEDULE S-27

BY-LAW NO. 66-89

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-104 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "JJ" (Restricted Light Industrial) district to "C" (Urban Protected Residential, etc.) district, those lands more particularly described in Schedule "A" hereby annexed and forming part of this By-Law.

2. The said Sheet No. E-104 of the District Maps is hereby further amended by changing from "JJ" (Restricted Light Industrial) district to "D" (Urban Protected Residential — One and Two Family Dwellings, etc.) district, those lands more particularly described in Schedule "B" hereby annexed and forming part of this By-Law.

3. The said Sheet No. E-104 of the District Maps is hereby further amended by changing from "JJ" (Restricted Light Industrial) district to "DE-2" (Multiple Dwellings) district, those lands more particularly described in Schedule "C" hereby annexed and forming part of this By-Law.

4. In addition to the "DE-2" (Multiple Dwellings) Zoning District regulations, the lands referred to in paragraph 3. above are subject to the further requirement that 40% of the area of each lot shall be retained as open landscaped spaces.

5. The said Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law to Section 19.B as Schedule 'S-27'.

6. Sheet No. E-104 of the District Maps appended to and forming part of the Zoning By-Law No. 6593, is hereby further amended by marking the lands to which reference is made in paragraph 1. above — 'S-27'.

7. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

8. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 8th day of March, A.D. 1966.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Township of Saltfleet in the County of Wentworth, now in the City of Hamilton, and being composed of part of Lot 28 in the Second Concession of said Township, and which parcel may be more particularly described as follows.

PREMISING that the Bearing of the Western limit of Kenora Avenue as opened by City of Hamilton By-Law No. 10153, dated August 27, 1963 and registered August 29, 1963, as Instrument No. 245842 HL, is N. 15° 35' E.

COMMENCING at a point in the Interior of said Lot, said point being the South Eastern angle of the herein described parcel, which point may be located as follows.

BEGINNING at the North Eastern angle of said Lot. THENCE Westerly, along the Northern limit of said Lot, 33.01 feet to an Iron Bar planted in said Western limit of said Kenora Avenue. THENCE S. 15° 35' W., along said Western limit of said Kenora Avenue, 1,678.45 feet to an Iron Bar. THENCE N. 76° 54' 30" W., 360.34 feet to said point of commencement.

THENCE N. 15° 35' E. and parallel to said Western limit of said Kenora Avenue, 318.70 feet.

THENCE N. 74° 25' W., 98.00 feet.

THENCE N. 75° 17' W., 66.01 feet.

THENCE N. 74° 25' W., 97.15 feet to the Dividing Line between the Eastern and Western Halves of said Lot 28.

THENCE S. 15° 54' W., along said Half Lot Line, 329.18 feet to an Iron Bar.

THENCE S. 76° 54' 30" E., 263.35 feet, more or less, to the point of commencement.

SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Township of Saltfleet in the County of Wentworth, now in the City of Hamilton, and being composed of part of Lot 28 in the Second Concession of said Township, and which parcel may be more particularly described as follows.

PREMISING that the Bearing of the Western limit of Kenora Avenue as opened by City of Hamilton By-Law No. 10153, dated August 27, 1963 and registered August 29, 1963, as Instrument No. 245842 HL, is N. 15° 35' E.

COMMENCING at an Iron Bar planted in the Western limit of said Kenora Avenue, distant 1,004.86 feet measured S. 15° 35' W. thereon from an Iron Bar planted in the Northern limit of said Lot, said last mentioned Iron Bar being distant 33.01 feet measured Westerly along said Northern limit of said Lot from the North Eastern angle of said Lot.

THENCE S. 15° 35' W., along said Western limit of said Kenora Avenue, 673.59 feet to an Iron Bar.

THENCE N. 76° 54' 30" W., 360.34 feet.

THENCE N. 15° 35' E. and parallel to said Western limit of said Kenora Avenue, 318.70 feet.

THENCE N. 74° 25' W., 98.00 feet.

THENCE N. 75° 17' W., 66.01 feet.

THENCE N. 74° 25' W., 97.15 feet to the Dividing Line between the Eastern and Western Halves of said Lot 28.

THENCE N. 15° 54' E., along said Half Lot Line, 199.03 feet.

THENCE S. 74° 25' E., 357.95 feet.

THENCE N. 15° 35' E. and parallel to said Western limit of said Kenora Avenue, 179.00 feet.

THENCE S. 73° 00' 30" E., 262.08 feet, more or less, to the point of commencement.

SCHEDULE "C"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Township of Saltfleet in the County of Wentworth, now in the City of Hamilton, and being composed of part of Lot 28 in the Second Concession of said Township, and which parcel may be more particularly described as follows.

PREMISING that the Bearing of the Western limit of Kenora Avenue as opened by City of Hamilton By-Law No. 10153, dated August 27, 1963 and registered August 29, 1963, as Instrument No. 245842 HL, is N. 15° 35' E.

COMMENCING at a point in the Interior of said Lot, said point being the North Eastern angle of the herein described parcel, which point may be located as follows.

BEGINNING at the North Eastern angle of said Lot. THENCE Westerly, along the Northern limit of said Lot, 33.01 feet to an Iron Bar planted in said Western limit of said Kenora Avenue. THENCE S. 15° 35' W., along said Western limit of said Kenora Avenue, 1,004.86 feet to an Iron Bar.

THENCE N. 73° 00' 30" W., 262.08 feet to said point of Commencement.

THENCE S. 15° 35' W. and parallel to said Western limit of said Kenora Avenue, 179.00 feet.

THENCE N. 74° 25' W., 357.95 feet to the dividing line between the Eastern and Western halves of said Lot 28.

THENCE N. 15° 54' E., along said Half Lot line, 187.77 feet to an Iron Bar.

THENCE S. 73° 00' 30" E., 357.02 feet, more or less, to the point of commencement.

CONTAINING by admeasurement 1.50 Acres, be the same more or less.

SCHEDULE S-28

BY-LAW NO. 66-104

To Amend The Zoning By-Law 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-1 of the District Maps appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by marking the lot bounded by Brock Street, John Street, Guise Street and Catharine Street -- 'S-28'.

2. The said Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law to Section 19B as Schedule 'S-28'.

3. Notwithstanding subsection 5 of Section 11 of the said Zoning By-Law No. 6593, a building or structure shall be permitted on the lands described in paragraph 1 above with a gross floor area not exceeding the area of the said lands multiplied by the floor area ratio factor of 2.1.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 29th day of March, A.D. 1966.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-29

BY-LAW NO. 66-137

To Amend By-Law No. 10827 which Amends The Zoning By-Law No. 6593

WHEREAS By-Law No. 10827 to Amend Zoning By-Law No. 6593 was passed on the 14th day of September, 1965;

AND WHEREAS The application for approval of the said By-Law No. 10827 came on for hearing before the Ontario Municipal Board on the 11th day of March, 1966;

AND WHEREAS the Ontario Municipal Board was pleased to direct on that hearing that if the said By-Law No. 10827 was amended as hereinafter set forth, then the said By-Law No. 10827 and this amending By-Law would be approved without further notice of application or further hearing;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-Law No. 10827, passed on the 14th day of September, A.D. 1965 is hereby amended by adding thereto following Paragraph 1, as Paragraphs 1A, 1B and 1C, the following:-

"1A The above-described lands in addition to being subject to the "B-1" (Suburban Agriculture and Residential, etc.) district regulations, shall be subject to the requirement that no building or structure shall be erected upon the westerly Thirty-four Feet (34') throughout from front to rear thereof, and further to the requirement that the area requirements of the "B-1" (Suburban Agriculture and Residential, etc.) district shall be observed on the balance of the said lands as if the said westerly Thirty-four Feet (34') throughout from front to rear thereof, was a separate lot."

"1B. Sheet No. W-9-C of the District Maps appended to and forming part of the Zoning By-Law No. 6593 is further amended by marking the above-described lands -- 'S-29'."

"1C. The said Zoning By-Law No. 6593 is further amended by adding this By-Law to Section 19.B as Schedule 'S-29'."

PASSED this 26th day of April, A.D. 1966.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

BY-LAW NO. 10827

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9-C of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "B-1" (Suburban Agriculture and Residential, etc.) district, those lands having a frontage of One Hundred and Ninety Feet (190' 0") by a depth of Two Hundred and Fifty-two point Six Seven Feet (252.67') on the north side of Stone Church Road West, commencing Three Hundred Feet (300' 0") west of the westerly limit of West 5th Street and extending west.

2. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

3. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of September, A.D. 1965.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-30

BY-LAW NO. 66-139

To Amend The Zoning By-Law No. 6593

1. Sheet No. W-9-C of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D., 1950, is hereby amended by changing from "AA" (Agricultural) district to "B-1" (Suburban Agriculture and Residential, etc.) district, those lands having a frontage of Two Hundred Feet (200') on the north side of Stone Church Road West by a depth of Two Hundred and Fifty-two point Six Seven Feet (252.67'), commencing Four Hundred and Ninety Feet (490') west of the westerly limit of West 5th Street and extending west.

2. The above-described lands, in addition to being subject to the "B-1" (Suburban Agriculture and Residential, etc.) district regulations, shall be subject to the requirement that no building or structure shall be erected upon the easterly (66-218) Thirty-four Feet (34') throughout from front to rear thereof, and further to the requirement that the area requirements of the "B-1" (Suburban Agriculture and Residential, etc.) district shall be observed on the balance of the said lands as if the said westerly Thirty-four Feet (34') throughout from front to rear thereof, was a separate lot.

3. Sheet No. W-9-C of the District Maps appended to and forming part of the Zoning By-Law No. 6593 is further amended by marking the above-mentioned lands -- 'S-30'.

4. The said Zoning By-Law No. 6593 is further amended by adding this By-Law to Section 19 B as Schedule 'S-30'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 26th day of April, A. D. 1966.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-32

BY-LAW NO. 66-217

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-73 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "H" (Community Shopping and Commercial, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, two adjoining parcels of land, each having a frontage of Forty Feet (40') by a depth of One Hundred Feet (100') on the north side of Melvin Avenue, commencing Ninety-five Feet (95') west of the westerly limit of Walter Avenue and extending west and being composed of the westerly Ten Feet (10') of Lot 342 and all of Lots 340 and 341, Normanhurst Survey, Registered Plan No. 534.

2. Sheet No. E-73 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593 is hereby further amended by marking the lands described in paragraph 1, above -- 'S-32'.

3. The said Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law to Section 19 B as -- 'S-32'.

4. The lands described in Paragraph 1. above are hereby specifically excepted from complying with the area requirements of this By-Law to the extent that there shall be required a total area of Four Thousand square feet (4,000 square feet) for each lot.

5. The said lands are further specifically excepted from complying with the area requirements of this By-law to the extent that the most westerly lot shall be required to have a front yard of Seven Feet Ten Inches (7' 10") rather than Fifteen Feet (15') as would otherwise be required and an easterly side yard of at least Three Feet Nine Inches (3' 9") rather than Four Feet (4') as would otherwise be required.

6. The said lands are further specifically excepted from complying with the area requirements of this By-Law to the extent that the easterly lot shall be required to have a front yard of Eight Feet Six Inches (8' 6") rather than Fifteen Feet (15') as would otherwise be required.

7. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

8. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 26th day of July, A. D. 1966.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-33

BY-LAW 66-277

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-87 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "B-1" (Suburban Agriculture and Residential, etc.) district, those lands described in Schedule "A" appended to and forming part of this By-Law.

2. Sheet No. E-87 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, is hereby further amended by changing from "AA" (Agricultural) district to "B-2" (Suburban Residential) district, those lands described in Schedule "B" appended to and forming part of this By-Law.

3. Sheets Nos. E-86 and E-87 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, is hereby further amended by changing from "AA" (Agricultural) district to "DE-3" (Multiple Dwellings) district, those lands described in Schedule "C" appended to and forming part of this By-Law.

4. Sheets Nos. E-86 and E-87 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593, is hereby further amended by changing from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district, those lands described in Schedule "D" appended to and forming part of this By-Law.

5. The lands and premises referred to in Schedules "A", "B", "C", and "D" shall be subject, in addition to the "B-1", "B-2", "DE-3" and "DE-2" district provisions of the Zoning By-law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "E" Revised and in accordance with a registered plan of subdivision approved by the Minister of Municipal Affairs." (68-135)

6. Sheets Nos. E-86 and E-87 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 are hereby amended by marking the lands as described in Schedules "A", "B", "C", and "D" to this By-Law:-- 'S-33'.

7. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-33'.

8. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

9. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 11th day of October, A. D. 1966.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A" to By-Law 66-277

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Number Thirty-Two (32) in the Fourth Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land may be more particularly described as follows, that is to say:—

COMMENCING at the southeastern corner of the herein described parcel of land which may be arrived at as follows:—

BEGINNING at a stake planted in the western limit of Mount Albion Road (as fenced) distant six hundred and ninety-four and sixty-eight one-hundredths feet (694.68') measured on a course of South sixteen degrees and fifty minutes West (S. 16° 50' W.) along the aforesaid western limit from a point in the southern limit of the raod allowance between Concessions Three (3) and Four (4).

THENCE South seventeen degrees and three minutes West (S. 17° 03' W.) along the western limit of Mount Albion Road (as fenced) seven hundred and fifty-eight and twelve one-hundredths feet (758.12') to a point.

THENCE North seventy-two degrees and thirty-two minutes and thirty seconds West (N. 72° 32' 30" W.) three hundred and nine and twenty-five one-hundredths feet (309.25') to the point of commencement of the herein described parcel of land.

THENCE North seventeen degrees and twenty-seven minutes and thirty seconds East (N. 17° 27' 30" E.) one hundred and fifty-five feet (155').

THENCE North two degrees and twenty-seven minutes and thirty seconds East (N. 2° 27' 30" E.) one hundred and twenty-five feet (125').

THENCE North seven degrees and forty-five minutes East (N. 7° 45' E.) one hundred and eight and eighty-two one-hundredths feet (108.82').

THENCE North seventeen degrees and twenty-seven minutes and thirty seconds East (N. 17° 27' 30" E.) ninety feet (90').

THENCE North seventy-two degrees and thirty-two minutes and thirty seconds West (N. 72° 32' 30" W.) two hundred and fifty-five feet (255').

THENCE North twenty-nine degrees and thirty-two minutes and thirty seconds West (N. 29° 32' 30" W.) sixty feet (60').

THENCE North forty-six degrees and twenty-eight minutes West (N. 46° 28' W.) one hundred and forty-eight and forty-one one-hundredths feet (148.41').

THENCE South eighteen degrees and forty-one minutes West (S. 18° 41' W.) two hundred and twenty-five feet (225').

THENCE South forty-six degrees and fifty-seven minutes East (S. 46° 57' E.) two hundred and ninety-one and eight one-hundredths feet (291.08').

THENCE South nine degrees and seven minutes West (S. 9° 07' W.) two hundred and thirty and ninety-two one-hundredths feet (230.92').

THENCE South seventy-two degrees and thirty-two minutes and thirty seconds East (S. 72° 32' 30" E.) one hundred and ninety-one and sixty-seven one-hundredths feet (191.67') more or less to the place of beginning.

SCHEDULE "B" to By-Law 66-277

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Number Thirty-one (31) and part of Lot Number Thirty-Two (32) in the Fourth Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land may be more particularly described as follows, that is to say:—

COMMENCING at the southwestern corner of the herein described parcel of land which may be arrived at as follows:—

BEGINNING at a stake planted in the western limit of Mount Albion Road (as fenced) distant six hundred and ninety-four and sixty-eight one-hundredths feet (694.68') measured on a course of South sixteen degrees and fifty minutes West (S. 16° 50' W.) along the aforesaid western limit from a point in the southern limit of the road allowance between Concessions Three (3) and Four (4).

THENCE South seventeen degrees and three minutes West (S. 17° 03' W.) along the western limit of Mount Albion Road (as fenced) seven hundred and fifty-eight and twelve one-hundredths feet (758.12') to a point.

THENCE North seventy-two degrees and thirty-two minutes and thirty seconds West (N. 72° 32' 30" W.) three hundred and nine and twenty-five one-hundredths feet (309.25') to the point of commencement of the herein described parcel of land.

THENCE North seventeen degrees and twenty-seven minutes and thirty seconds East (N. 17° 27' 30" E.) one hundred and fifty-five feet (155').

THENCE North two degrees and twenty-seven minutes and thirty seconds East (N. 2° 27' 30" E.) one hundred and twenty-five feet (125').

THENCE North seven degrees and forty-five minutes East (N. 7° 45' E.) one hundred and eight and eighty-two one-hundredths feet (108.82').

THENCE North seventeen degrees and twenty-seven minutes and thirty seconds East (N. 17° 27' 30" E.) seventy-two feet (72').

THENCE South seventy-two degrees and thirty-two minutes and thirty seconds East (S. 72° 32' 30" E.) three hundred and seventy-five feet (375') more or less to a point in the centre line of Mount Albion Road as widened and shown on a plan of survey deposited in the Registry Office for the Registry Division of Wentworth as Number 189 Miscellaneous.

THENCE South seventeen degrees and fifteen minutes West (S. 17° 15' W.) along the centre line of the sixty-six foot (66') roadway known as Mount Albion Road as shown on deposited plan Number 189 Miscellaneous four hundred feet (400').

THENCE North seventy-two degrees and thirty-two minutes and thirty seconds West (N. 72° 32' 30" W.) one hundred and seventy-four feet (174').

THENCE South seventeen degrees and twelve minutes West (S. 17° 12' W.) fifty-five feet (55').

THENCE North seventy-two degrees and thirty-two minutes and thirty seconds West (N. 72° 32' 30" W.) one hundred and fifty-two feet (152') to the place of beginning.

SCHEDULE "C" to By-Law 66-277

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Number Thirty-one (31) and part of Lot Number Thirty-two (32) in the Fourth Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land may be more particularly described as follows, that is to say:—

COMMENCING at a point in the western limit of Mount Albion Road (as fenced) distant four hundred and thirty-seven and sixty one-hundredths feet (437.60') measured on a course of South sixteen degrees and fifty minutes West (S. 16° 50' W.) along the aforesaid western limit from a point in the southern limit of the road allowance between Concessions Three (3) and Four (4).

THENCE North seventy-two degrees and forty-three minutes West (N. 72° 43' W.) one hundred and sixty-six feet (166').

THENCE South seventeen degrees and fifteen minutes West (S. 17° 15' W.) three hundred and sixty-seven and sixty-seven one-hundredths feet (367.67').

THENCE North seventy-two degrees and thirty-two minutes and thirty seconds West (N. 72° 32' 30" W.) one hundred and forty-three one-hundredths feet (100.43').

THENCE on a curve to the left having a radius of eighty-seven feet (87') an arc length of one hundred and thirty-six and sixty-six one-hundredths feet (136.66') to the end of the said curve. The chord of the said arc having a length of one hundred and twenty-three and four one-hundredths feet (123.04') and a bearing of South sixty-two degrees and twenty-seven minutes and thirty seconds West (S. 62° 27' 30" W.).

THENCE South seventeen degrees and twenty-seven minutes and thirty seconds West (S. 17° 27' 30" W.) sixty-nine feet (69').

THENCE South seventy-two degrees and thirty-two minutes and thirty seconds East (S. 72° 32' 30" E.) three hundred and seventy-five feet (375') more or less to a point in the centre line of Mount Albion Road as widened and shown on a plan of survey deposited in the Registry Office for the Registry Division of Wentworth as Number 189 Miscellaneous.

THENCE North seventeen degrees and fifteen minutes East (N. 17° 15' E.) along the centre line of the sixty-six foot (66') roadway known as Mount Albion Road as shown on deposited plan Number 189 Miscellaneous five hundred and twenty-four and twenty-four one-hundredths feet (524.24').

THENCE North seventy-two degrees and forty-three minutes West (N. 72° 43' W.) twenty-one feet (21') to the place of beginning.

SCHEDULE "D" to By-Law 66-277

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Number Thirty-Two (32) in the Fourth Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land may be more particularly described as follows, that is to say:—

COMMENCING at the northeastern corner of the herein described parcel of land which is distant one hundred and thirty-five feet (135') measured on a course of North seventy-two degrees and forty-three minutes West (N. 72° 43' W.) along the southern limit of the right-of-way lands of the Toronto, Hamilton and Buffalo Railway Company from a point in the western limit of Mount Albion Road (as fenced) which is distant three hundred and thirteen and sixty one-hundredths feet (313.60') measured on a course of South sixteen degrees and fifty minutes West (S. 16° 50' W.) along the aforesaid western limit of Mount Albion Road (as fenced) from a point in the southern limit of the road allowance between Concessions Three (3) and Four (4).

THENCE North seventy-two degrees and forty-three minutes West (N. 72° 43' W.) along the southern limit of the aforesaid Railway lands six hundred and sixty-four and sixty-seven one-hundredths feet (664.67')

THENCE South seventeen degrees and seventeen minutes West (S. 17° 17' W.) fifty-three feet (53').

THENCE North seventy-two degrees and forty-three minutes West (N. 72° 43' W.) one hundred and fifty-six and thirty-five one-hundredths feet (156.35').

THENCE South seventeen degrees and seventeen minutes West (S. 17° 17' W.) one hundred and sixty-five and fifty-four one-hundredths feet (165.54').

THENCE South seventy-five degrees and twenty-three minutes East (S. 75° 23' E.) fifty-nine and fifty-four one-hundredths feet (59.54').

THENCE South twelve degrees and fifty-three minutes and thirty seconds East (S. 12° 53' 30" E.) two hundred and thirty-two and eighty-three one-hundredths feet (232.83').

THENCE South eighteen degrees and forty-one minutes West (S. 18° 41' W.) one hundred and forty-one and ninety-two one-hundredths feet (141.92').

THENCE South forty-six degrees and twenty-eight minutes East (S. 46° 28' E.) one hundred and forty-eight and forty-one one-hundredths feet (148.41').

THENCE South twenty-nine degrees and thirty-two minutes and thirty seconds East (S. 29° 32' 30" E.) sixty feet (60').

THENCE South seventy-two degrees and thirty-two minutes and thirty seconds East (S. 72° 32' 30" E.) two hundred and fifty-five feet (255').

THENCE North seventeen degrees and twenty-seven minutes and thirty seconds East (N. 17° 27' 30" E.) fifty-one feet (51') to the beginning of a curve.

THENCE on a curve to the right having a radius of eighty-seven feet (87') an arc length of one hundred and thirty-six and sixty-six one-hundredths feet (136.66') to the end of the said curve. The chord of the said arc having a length of one hundred and twenty-three and four one-hundredths feet (123.04') and a bearing of North sixty-two degrees and twenty-seven minutes and thirty seconds East (N. 62° 27' 30" E.).

THENCE South seventy-two degrees and thirty-two minutes and thirty seconds East (S. 72° 32' 30" E.) one hundred and forty-three one-hundredths feet (100.43').

THENCE North seventeen degrees and fifteen minutes East (N. 17° 15' E.) three hundred and sixty-seven and sixty-seven one-hundredths feet (367.67').

THENCE South seventy-two degrees and forty-three minutes East (S. 72° 43' E.) thirty-one feet (31').

THENCE North sixteen degrees and fifty minutes East (N. 16° 50' E.) one hundred and sixty feet (160') to the place of beginning.

THENCE North seventy-five degrees and fifty-nine minutes and thirty seconds West (N. 75° 59' 30" W.) along the northern limit of the said Block "A" one hundred and twelve and seventy one-hundredths feet (112.70') to an iron bar planted at an angle therein.

THENCE North sixty-seven degrees and nine minutes West (N. 67° 09' W.) and continuing along the northern limit of Block "A" Registered Plan Number 1196 one hundred and fifty-two and eighty-nine one-hundredths feet (152.89') to an iron bar planted at an angle therein.

THENCE North sixty-six degrees and forty-two minutes and fifty seconds West (N. 66° 42' 50" W.) along the northern limit of Block "A" Registered Plan Number 1196 forty-three and thirty-three one-hundredths feet (43.33') to an iron bar planted at an angle thereon.

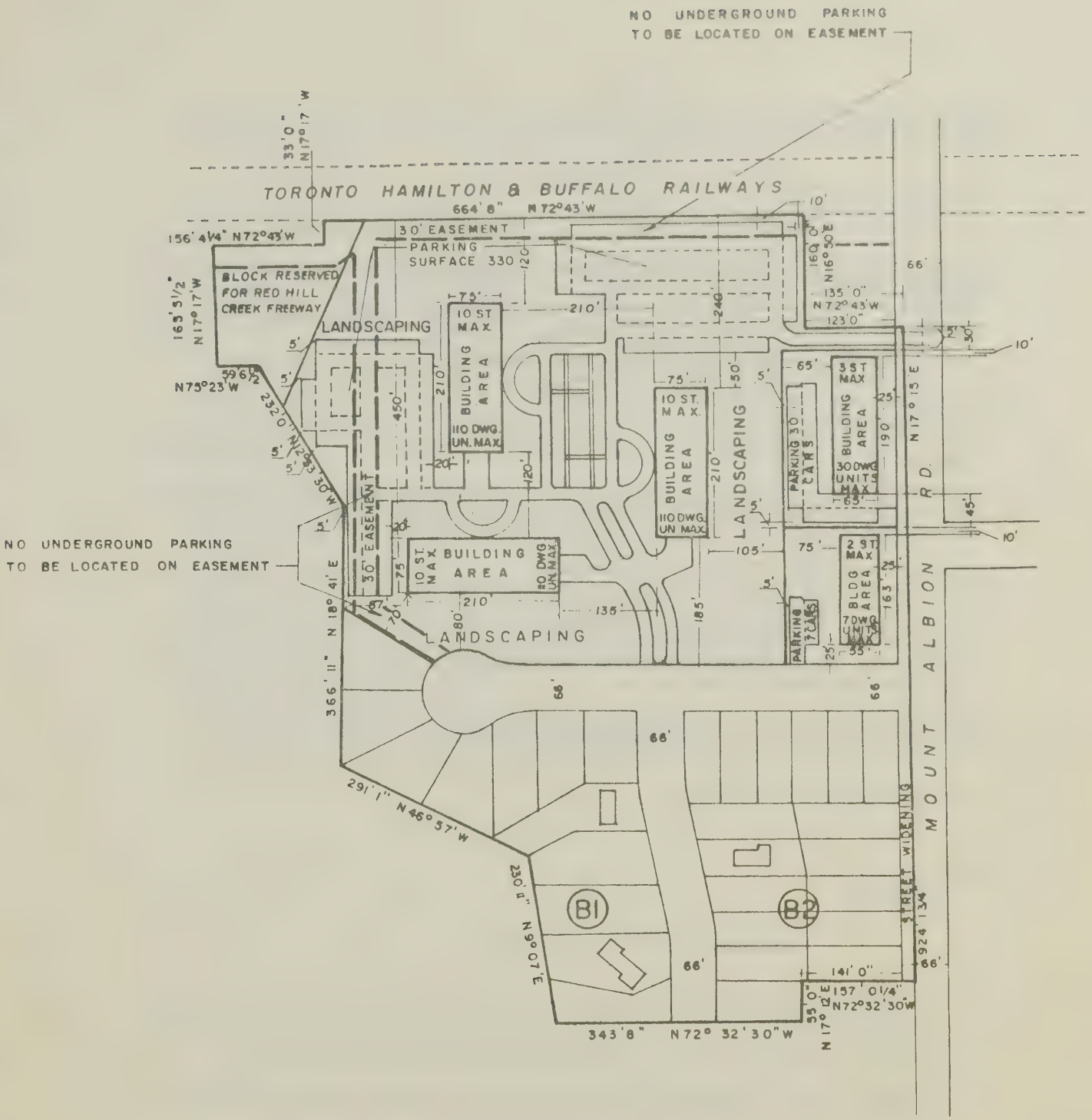
THENCE North sixty-seven degrees and nine minutes West (N. 67° 09' W.) and continuing along the northern limit of Block "A" Registered Plan Number 1196, one hundred and eighty-seven and twenty-nine one-hundredths feet (187.29') to an iron bar planted at the north-western corner thereof.

THENCE South seventeen degrees and thirty-four minutes West (S. 17° 34' W.) along the western limit of Block "A" Registered Plan Number 1196 and continuing along the division line between township lots number Nineteen (19) and Twenty (20) four hundred and three and fifty-six one-hundredths feet (403.56') to an iron bar planted.

THENCE South sixty-nine degrees and eight minutes East (S. 69° 08' E.) six hundred and eighty-five and thirty-three one-hundredths feet (685.33') more or less to a point in the most western limit of Registered Plan Number 1345.

THENCE North eighteen degrees and three minutes East (N. 18° 03' E.) along the most western limit of Registered Plan Number 1345 thirty-three and four one-hundredths feet (33.04') to an iron bar planted.

THENCE South sixty-nine degrees and eight minutes East (S. 69° 08' E.) thirty-three and four one-hundredths feet (33.04') to the place of beginning.



SCALE IN FEET

0 100 200 300 400 500

EXHIBIT "I" to By-Law No. 68-135
"Schedule "E" Revised"
According to By-Law No. 66-277

DESIGNED BY
E. G. FALUDI AND ASSOCIATES
TOWN PLANNING CONSULTANTS LTD
TOWN PLANNERS - ENGINEERS
505 EGLINTON AVE WEST TORONTO
DWG. NO. 1299 - M - 68 DATE FEB. 2, 1968

SITE PLAN

PT. LOT 32 CON. 4
CITY OF HAMILTON

P FAZEKAS

SCHEDULE S-34

BY-LAW NO. 66-323

To Amend the Zoning By-Law No. 6593

The Council of the Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-106 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "HH" (Restricted Community Shopping and Commercial) district and "AA" (Agricultural) district to "E-2" (Multiple Dwellings) district, those lands located north of King Street East in the area between Owen Place and the East City Limit, more particularly described in Schedule "A" appended to and forming part of this By-Law.

2. The lands and premises referred to in Schedule "A" shall be subject, in addition to the "E-2" district provisions of the Zoning By-Law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "B".

3. Sheet No. E-106 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the lands described in Schedule "A" to this By-Law: 'S-34'.

4. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-34'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 20th day of December, A. D. 1966.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 66-323

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Township of Saltfleet in the County of Wentworth, now in the City of Hamilton, and being composed of part of Lot 27 in the Third Concession of said Township, and which parcel may be more particularly described as follows:

PREMISING that the Bearing of the Southern limit of said Lot is North Seventy-five Degrees, Zero Six Minutes West (N. 75° 06' W.);

COMMENCING at an Iron Bar planted in the Eastern limit of Owen Place as shown on a Plan of Subdivision known as Owenclare Gardens and registered in the Registry Office for the Registry Division of Wentworth as Plan No. 851, said Iron Bar being distant One Hundred and Twenty-five point Zero Zero Feet (125.00') measured North Seventeen Degrees Zero Nine Minutes East (N. 17° 09' E.) along the said Eastern limit of said Owen Place from a Concrete Monument planted at the South-western angle of said Lot 27;

THENCE North Seventeen Degrees Zero Nine Minutes East (N. 17° 09' E.) along said Eastern limit of said Owen Place, Forty point Zero Zero Feet (40.00') to an Iron Bar;

THENCE South Seventy-five Degrees Zero Six Minutes East (S. 75° 06' E.) and parallel to the Southern limit of said Lot, One Hundred and Five point Zero Eight Feet (105.08') to an Iron Bar;

THENCE North Seventeen Degrees Zero Nine Minutes East (N. 17° 09' E.) and parallel to said Eastern limit of said Owen Place, One Hundred and Ninety-eight point Zero Zero Feet (198.00') to an Iron Bar;

THENCE South Seventy-five Degrees Zero Six Minutes East (S. 75° 06' E.) and parallel to said Southern limit of said Lot, Five Hundred and Thirty-two point Three Seven Feet (532.37') to an Iron Bar planted in the Division Line between the City of Hamilton and the Town of Stoney Creek;

THENCE South Sixteen Degrees Thirty-five Minutes West (S. 16° 35' W.) along said Division Line, Two Hundred and Twenty-three point Zero Zero Feet (223.00');

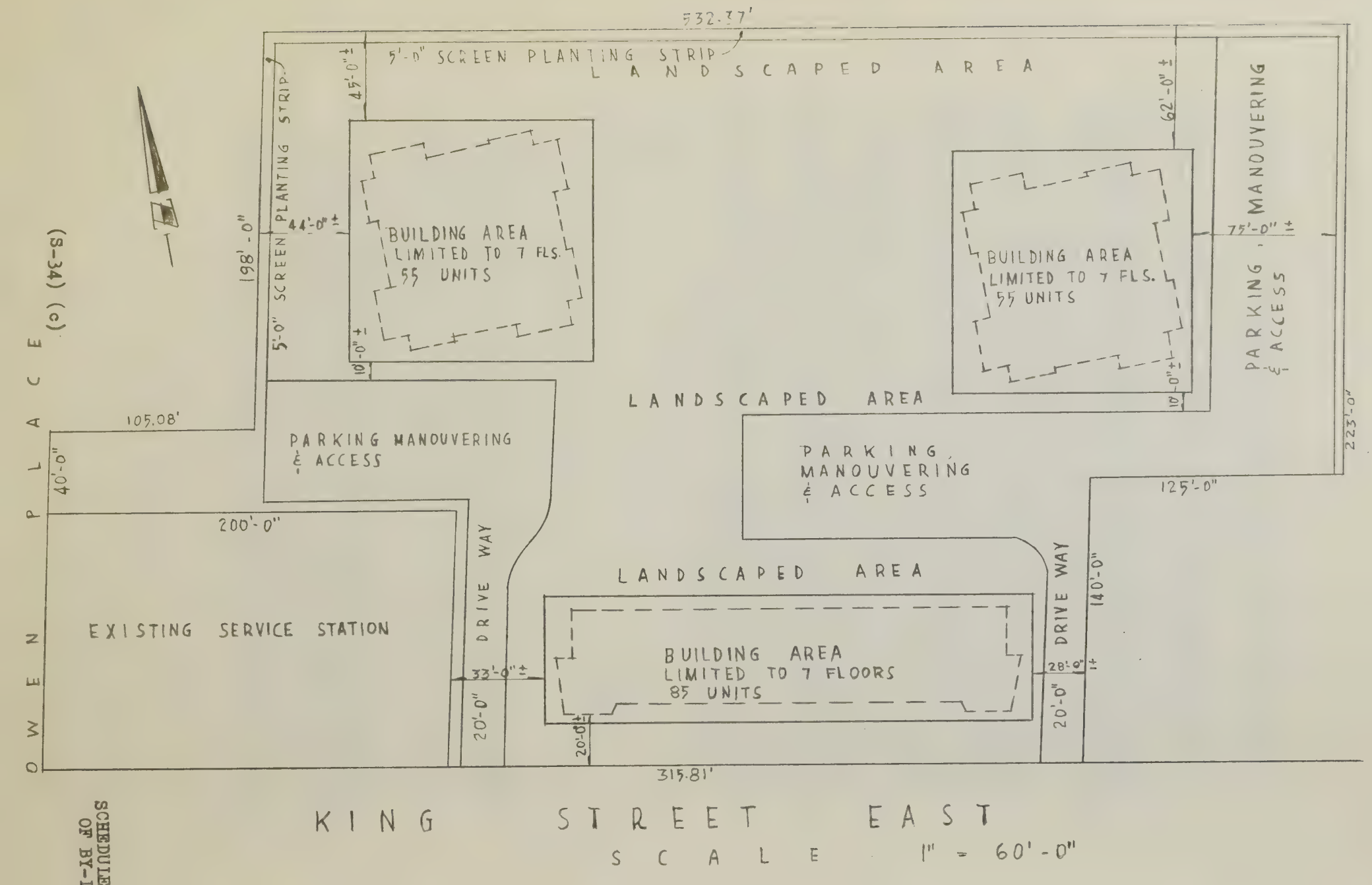
THENCE North Seventy-five Degrees Zero Six Minutes West (N. 75° 06' W.) and parallel to said Southern limit of said Lot, One Hundred and Twenty-five point Zero Zero Feet (125.00');

THENCE South Sixteen Degrees Thirty-five Minutes West (S. 16° 35' W.) and parallel to said Division Line between the City of Hamilton and the Town of Stoney Creek, One Hundred and Forty point Zero Zero Feet (140.00') to the said Southern limit of said Lot 27;

THENCE North Seventy-five Degrees Zero Six Minutes West (N. 75° 06' W.) along said Southern limit of said Lot, Three Hundred and Fifteen point Eight One Feet (315.81') to an Iron Bar;

THENCE North Seventeen Degrees Zero Nine Minutes East (N. 17° 09' E.) and parallel to aforesaid Eastern limit of said Owen Place, One Hundred and Twenty-five point Zero Zero Feet (125.00') to an Iron Bar;

THENCE North Seventy-five Degrees Zero Six Minutes West (N. 75° 06' W.) and parallel to said Southern limit of said Lot, Two Hundred point Zero Zero Feet, (200.00') more or less, to the point of commencement.



SCHEDULE "B"
OF BY-LAW 66-323

MUNRO — PLOEN
20 JACKSON ST. W. HAMILTON ONT.
DWG. Nº P-108

SCHEDULE S-35

BY-LAW NO. 66-325

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-36 of the District Maps appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "H" (Community Shopping and Commercial, etc.) district, that parcel of land having a frontage of Sixty Feet (60') by a depth of One Hundred and Forty-eight Feet (148') on the west side of Upper Gage Avenue, commencing One Hundred and Forty Feet (140') north of the northerly limit of Fennell Avenue East, and extending north.

2. The lands described in this paragraph comprising the lands described in paragraph 1. above, and the lands lying to the south thereof which are already zoned "H" shall be subject in addition to the "H" district provisions of the Zoning By-Law No. 6593 to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A". The lands to which this paragraph refers may be described as being a parcel of land located at the north-west corner of Upper Gage Avenue and Fennell Avenue East having a frontage on Upper Gage Avenue of Two Hundred Feet (200') by a depth of One Hundred and Forty-eight Feet (148') fronting on Fennell Avenue East.

3. Sheet No. E-36 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the lands described in paragraph 2. above:-- 'S-35'.

4. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-35'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

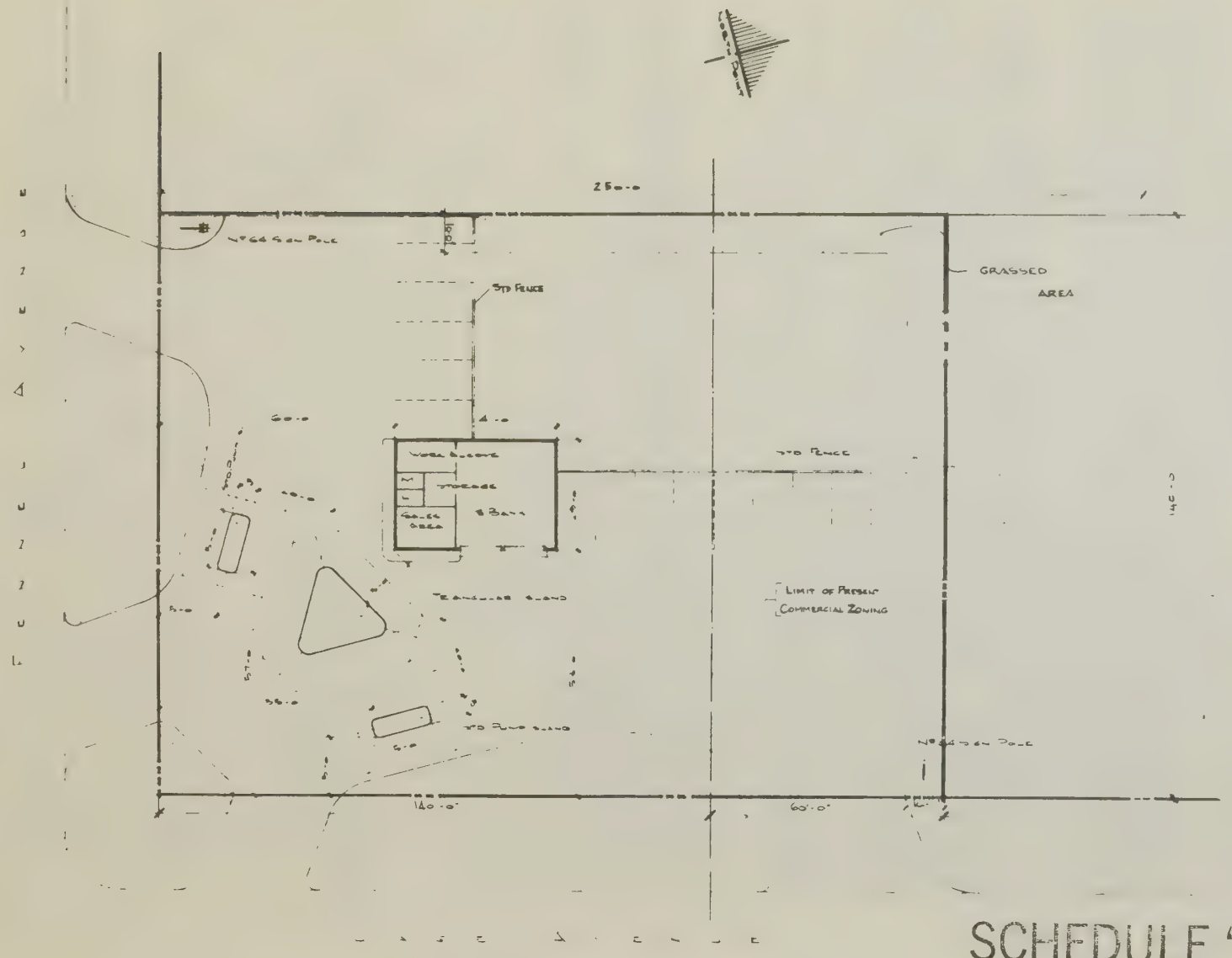
PASSED this 20th day of December, A. D. 1966.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

(S-35) (b)

SCHEDULE "A"
OF BY-LAW 66-325



SCHEDULE "A"

DATE	REVISION	DRS
Aug 2nd	Property Changes & General	
Nov 14th	Property Change	DCR

IMPERIAL OIL LIMITED

GRB Agency — Fennell & Upper Gage Ave. — Hamilton Ont. — Sept 30 1966

Scale 1" = 10'-0" — Site Plan — Drawn by — Dwg. No.

SCHEDULE S-36

BY-LAW NO. 67-27

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-13 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "D" (Urban Protected Residential--One and Two Family Dwellings, etc.) district to "G-3" (Public Parking Lots) district that parcel of land having a frontage of Fifty Feet (50') by a depth of One Hundred and One Feet (101') on the west side of Queen Street South, commencing One Hundred Feet (100') south of the southern limit of Main Street West and extending south.

2. The lands described in this paragraph comprising the lands described in Paragraph 1. above, and the lands lying to the north thereof which are zoned "H" (Community Shopping and Commercial, etc.) district shall be subject in addition to the "G-3" district and "H" district provisions of the Zoning By-Law No. 6593 to the requirement that no building or structure shall be used except in accordance with the plan hereto annexed and designated Schedule "A". The lands to which this paragraph refers may be described as being a parcel of land located at the south-west corner of Main Street West and Queen Street South which parcel may be more particularly described as follows:--

   ALL AND SINGULAR those certain parcels or tracts of land situate, lying and being in the City of Hamilton, in the County of Wentworth and being composed of Lot Numbers 1, 2, 3 and 5 in the block bound by Main, Jackson, Queen and Ray Streets in the survey known as James Mill's Survey and more particularly described as follows:

   COMMENCING at the south-west corner of Main and Queen Streets and thence southerly along the easterly limits of Lot 1, 2 and 3 a distance of One Hundred and Fifty point Three Zero Feet (150.30') to an iron bar;

   THENCE westerly along the southerly limit of Lot 3 a distance of One Hundred and One point Five Three Feet (101.53') to an iron bar;

   THENCE northerly along the westerly limit of Lot 3 a distance of Fifty point One Three Feet (50.13') to a point;

   THENCE westerly along the southerly limit of Lot 5 a distance of Fifty-two point Five One Feet (52.51') to a point;

   THENCE northerly along the westerly limit of Lot 5 a distance of One Hundred point One Seven Feet (100.17') to an iron bar;

   THENCE easterly along the northerly limits of Lots 5 and 2 a distance of One Hundred and Fifty-three point Six Five Feet (153.65') to the place of beginning

3. Sheet No. W-13 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the lands described in paragraph 2. above:-- 'S-36'.

4. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-36'.

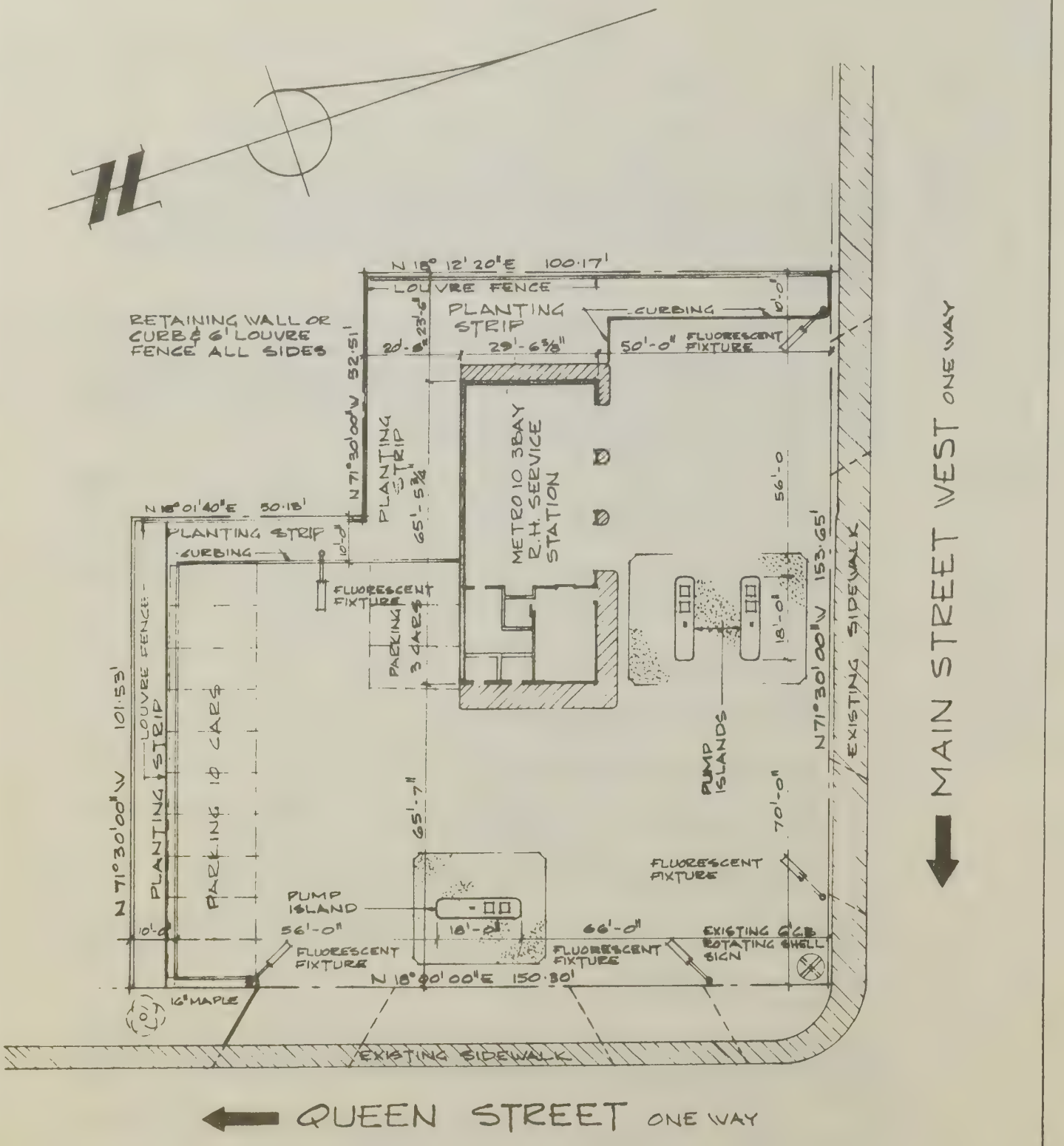
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 17th day of January, A. D. 1967

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



SCHEDULE "A" OF BY-LAW 67-27

SCHEDULE "A"

SHELL CANADA LTD.
LAYOUT – MAIN STREET WEST & QUEEN STREET HAMILTON ONTARIO
DEC 19 1966 SCALE: 1" = 30'-0" EM.
REVISED JULY 8, 1969

(S-36) (b)

SCHEDULE S-37

BY-LAW NO. 67-28

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enancts as follows:

1. Sheet No. W-51 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended to permit a reduced side yard of Ten Feet (10') along the north side of the property located at 1831 Main Street West, which property may be more particularly described as follows:

   ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Township of Ancaster (now in the City of Hamilton) in the County of Wentworth, in the Province of Ontario, being composed of part of Lot Number Fifty-four in the First Concession of the said Township of Ancaster and which may be more particularly described as follows; that is to say:

   COMMENCING at an iron pipe planted in the southeastern limit of King's Highway Number Two as shown on plan prepared by the Department of Highways, Ontario, and deposited in the Registry Office for the Registry Division of the County of Wentworth as Number 159 Miscellaneous, the said iron pipe being distant Eight Hundred and Five and Eighty-five One-hundredths Feet (805.85') on a course of South Thirty-two Degrees and Thirty-two Minutes West (S. 32° 32' W.) and One Hundred and Seventy-three and Two-tenths Feet (173.2') on a course of South Twenty-seven Degrees and Fifty-two Minutes West (S. 27° 52' W.) all measured along the south-eastern limit of the aforesaid Highway from a stake planted in the Southern limit of the lands acquired by the Department of Highways, Ontario, and shown on plan deposited in the Registry Office for the Registry Division of the County of Wentworth as Number 24 Miscellaneous.

   THENCE South Twenty-seven Degrees and Fifty-two Minutes West (S. 27° 52' W.) along the south-eastern limit of the aforesaid Highway, Fifty-five Feet (55') to an iron pipe planted;

   THENCE South Sixty-two Degrees and Eight Minutes East (S. 62° 08' E.) at right angles to the aforesaid limit of the aforesaid Highway, One Hundred and Fifty Feet (150') to an iron pipe planted;

   THENCE North Twenty-seven Degrees and Fifty-two Minutes East (N. 27° 52' E.) and parallel with the southeastern limit of the aforesaid Highway, Fifty-five Feet (55') to an iron pipe planted;

   THENCE North Sixty-two Degrees and Eight Minutes West (N. 62° 08' W.) One Hundred and Fifty Feet (150') to the place of beginning.

2. Sheet No. W-51 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the lands described in paragraph 1. above:— 'S-37'.

3. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-37'.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 17th day of January, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-38

BY-LAW NO. 67-31

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-73 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "E-2" (Multiple Dwellings) district that parcel of land having a frontage of One Hundred and Eighty Feet (180') by a depth of One Hundred and Twenty-five Feet (125') on the west side of Parkdale Avenue North, commencing One Hundred and Twenty Feet (120') north of the northern limit of Barton Street East and extending north.

2. In addition to the "E-2" district provisions of the Zoning By-Law No. 6593 the lands described in paragraph 1. above shall be further regulated so that only a Four (4) storey apartment building containing a maximum of Thirty (30) residential units shall be established and maintained and further a close-board fence, Six feet (6') in height shall be established and maintained along the boundary of the lands described in paragraph 1. wherever the said lands abut residential properties.

3. Sheet No. E-73 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the lands described in paragraph 1. above:-- 'S-38'.

4. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-38'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 17th day of January, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-40

BY-LAW NO. 67-91

To Amend the Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by marking the lands located at the north-west corner of Upper Wellington Street and Luscombe Street: -- 'S-40'.

2. The lands referred to in paragraph 1. above may be more particularly described as follows: --

ALL AND SINGULAR that certain parcel or tract of land situate, lying and being in the City of Hamilton, in the County of Wentworth and being composed of part of Lot 13, Concession 6, Township of Barton, now in the City of Hamilton, and which part of said lot may be more particularly described as follows: --

COMMENCING at a concrete monument marking the intersection of the northerly limit of Luscombe Street with the westerly limit of Wellington Street;

THENCE northerly along the westerly limit of Wellington Street Fifty-seven Feet Seven Inches (57' 7") to a point;

THENCE westerly in a straight line One Hundred and Fifty Feet (150') to a point in a line drawn parallel with the westerly limit of Wellington Street and distant Fifty-six Feet Three-quarter Inches (56' $\frac{3}{4}$") measured northerly at right angles from the northerly limit of Luscombe Street;

THENCE southerly along such last mentioned line Fifty-six Feet Three-quarter Inches (56' $\frac{3}{4}$") to a point in the northerly limit of Luscombe Street which point is distant One Hundred and Fifty Feet (150') westerly from the concrete monument planted at the intersection of the northerly limit of Luscombe Street with the westerly limit of Wellington Street;

THENCE easterly along the northerly limit of Luscombe Street One Hundred and Fifty Feet (150') to the place of beginning.

3. The said Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law to Section 19 B as Schedule -- 'S-40'.

4. Notwithstanding the "G" (Neighbourhood Shopping Centres, etc.) district regulations respecting front and side yard requirements, the lands described in paragraph 2. above may have a reduced front yard of Fifteen Feet (15') along the east side of the property fronting on Upper Wellington Street and no side yard shall be required along the north side of the property.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of March, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-41

BY-LAW NO. 67-97

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-17 of the District Maps appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by marking the lands described below - 'S-41'.

THOSE LANDS located on the south side of Mohawk Road West between Millbank Place and Southlea Drive, being part of Lot 17, Concession 6, Township of Barton which may be more particularly described as follows:

COMMENCING at a point in the south limit of Mohawk Road West, the said point being also the north west corner of Lot 32, Westchester Heights Survey, R. P. No. 1231;

THENCE South Seventeen Degrees Thirty-six Minutes West (S. 17° 36' W.) along the western boundary of Lots 24 to 32 Westchester Heights Survey, Four Hundred and Thirty-one point Two Five Feet (431.25') to a point in the northern limit of Lynbrook Drive;

THENCE North Seventy-one Degrees Thirty-seven Minutes West (N. 71° 37' W.) along the northern limit of Lynbrook Drive, Three Hundred point Zero Zero Feet (300.00') to the south east corner of Lot 38, said Westchester Heights Survey;

THENCE North Seventeen Degrees Thirty Minutes East (N. 17° 30' E.) along the eastern boundary of Lots 33 to 38 said Westchester Heights Survey, Two Hundred and Ninety-five point Four Two Feet (295.42') to a point in the southern limit of Mohawk Road West.

THENCE North Eighty-eight Degrees Twenty-five Minutes East (N. 88° 25' E.) along the southern limit of Mohawk Road West, Two point Two Seven Feet (2.27') to a point;

THENCE North Eighty-three Degrees Fifty-one Minutes East (N. 83° 51' E.) along the southern limit of Mohawk Road West, Three Hundred and Twenty-five point Eight Five Feet (325.85') to the point of commencement.

2. The above-described lands and premises shall be subject, in addition to the "C" District provisions of the Zoning By-Law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A", and further, notwithstanding the "C" District provisions of the Zoning By-Law No. 6593, the above-described lands may be used for the purposes of a Day Nursery without limitation upon the number of children who may be accommodated and without restriction upon the location of the outside play area, and in addition, the above-described lands and any building or structure erected thereon in accordance with the plan annexed hereto and designated Schedule "A", may be used for living accommodation for Sisters.

3. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule - 'S-41'.

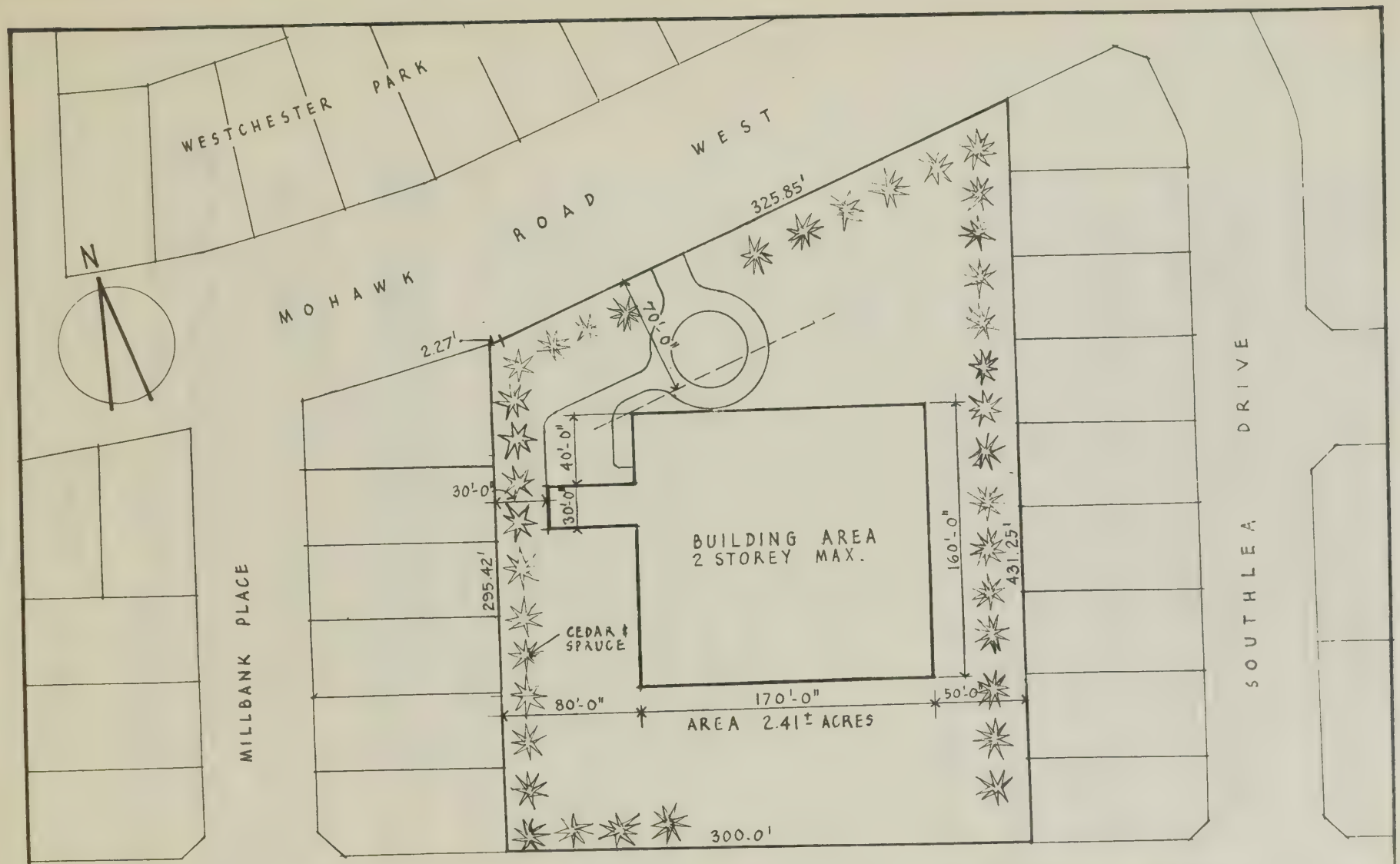
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of March, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



SCHEDULE "A" OF BY-LAW 67-97

PROPOSED NURSERY SCHOOL FOR THE SISTERS OF ST. JOHN THE BAPTIST HAMILTON ONTARIO

MICHAEL J. TORSNEY ARCHITECT

OCT 5TH 1966.
Revised FEB 28th 1967.

SCHEDULE "A"

BY-LAW NO. 66-42

To Amend The Zoning By-Law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-82 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "DE" (Low Density Multiple Dwellings) district, those lands located on the north side of Brampton Street, being composed of Lot 69 and Parcel 'C', Park View Survey, Registered Plan No. 573.

2. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all directions of the Ontario Municipal Board relating to the giving of such notice.

3. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 25th day of January, A. D. 1966.

E. A. Simpson,
City Clerk.

J. E. Campbell,
Acting Mayor.

SCHEDULE S-42

BY-LAW NO. 67-99

To Amend By-Law No. 66-42 which amended The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

WHEREAS By-Law No. 66-42 to amend the Zoning By-Law No. 6593, was passed by City Council on the 25th day of January, A. D. 1966;

AND WHEREAS the application for approval of the said By-Law No. 66-42 came on for hearing before the Ontario Municipal Board on the 22nd day of August, 1966;

AND WHEREAS the Report of the Board of the Ontario Municipal Board on the aforesaid hearing was reviewed on the 12th day of December, 1966;

AND WHEREAS the Ontario Municipal Board was pleased to direct on that hearing that if the said By-Law No. 66-42 was amended as hereinafter set forth then the said By-Law No. 66-42 and this amending By-Law would be approved without further notice of application or further hearing.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-Law No. 66-42 passed on the 25th day of January, A. D. 1966 is hereby amended by adding thereto following paragraph 1., as paragraphs 1 (a) (i), 1 (a) (ii), 1 (b) (i) and 1 (b) (ii), the following:-

" 1 (a) (i) Sheet No. E-82 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593 is hereby amended by marking the lands described in By-Law No. 66-42 - 'S-42'.

1 (a) (ii) The said Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law to Section 19 B as Schedule 'S-42'.

1 (b) (i) No building shall be erected on Lot 69.

1 (b) (ii) As regards Block "C", no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except for a multiple dwelling comprising four dwelling units and of a height not exceeding two storeys and parking spaces in conjunction therewith and all area requirements and intensity of use requirements shall be met within the said Block "C".

2. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of March, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-43

BY-LAW NO. 67-107

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E-113 and E-114 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "AA" (Agricultural)district to "G-1" (Designed Shopping Centre) district, those lands located south of Barton Street East extending between Highway No. 20 and Lake Avenue, which lands may be more particularly described in Schedule "A" appended to and forming part of this By-Law.

2. Sheets Nos. E-113 and E-114 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district, those lands located south of Barton Street East extending between Highway No. 20 and Lake Avenue, which lands may be more particularly described in Schedule "B" appended to and forming part of this By-Law.

3. Sheets Nos. E-113 and E-114 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands located south of Barton Street East extending between Highway No. 20 and Lake Avenue, which lands may be more particularly described in Schedule "C" appended to and forming part of this By-Law.

4. The lands and premises referred to in paragraphs 1, 2 and 3 above, shall be subject, in addition to the "G-1", "DE-2" and "E" District provisions of the Zoning By-Law No. 6593, to the requirements that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "D".

5. Sheets Nos. E-113 and E-114 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, is hereby amended by marking the lands referred to in paragraphs 1, 2 and 3 above, -- 'S-43'.

6. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-43'.

7. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

8. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 28th day of March, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 67-107

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Number Twenty-six (26) in the Second Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land and premises may be more particularly described as follows, that is to say:--

PREMISING the northern limit of Lot Number Twenty-Six (26), Concession Two, Township of Saltfleet, now in the City of Hamilton, has an astronomic course of North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) and relating all other bearings used herein thereto.

COMMENCING at an iron bar planted in the southern limit of the road allowance between Concessions One (1) and Two (2), now known as Barton Street East, distant eighty-five and five one-hundredths feet (85.05') measured on a course of South seventy-one degrees and thirty minutes and thirty seconds East (S. 71° 30' 30" E.) along the aforesaid southern limit from a stone monument planted at the north-western corner of Lot Number Twenty-Six (26).

THENCE South seventy-one degrees and thirty minutes and thirty seconds East (S. 71° 30' 30" E.) along the southern limit of Barton Street East, and being also along the northern limit of Lot Number Twenty-Six, seven hundred and fifty feet (750') to a point.

THENCE South seventeen degrees and fifty minutes and thirty seconds West (S. 17° 50' 30" W.) parallel with the eastern limit of the King's Highway Number 20 as widened and shown on deposited plan Number 673 Miscellaneous eight hundred feet (800') to a point.

THENCE North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) parallel with the northern limit of Lot Number Twenty-Six (26) eight hundred feet (800') to a point in the eastern limit of the King's Highway Number 20 as widened and shown on a plan of survey prepared by the Department of Highways, Ontario, deposited in the Registry Office for the Registry Division of Wentworth as Number 673 Miscellaneous.

THENCE North seventeen degrees and fifty minutes and thirty seconds East (N. 17° 50' 30" E.) along the eastern limit of the King's Highway Number 20 as shown on deposited plan Number 673 Miscellaneous and continuing along the eastern limit of the said Highway as shown on deposited plan Number 825 Miscellaneous seven hundred and fifty feet (750') to an iron bar planted.

THENCE North sixty-three degrees and ten minutes East (N. 63° 10' E.) seventy and thirty-one one-hundredths feet (70.31') to the place of beginning.

SCHEDULE "B" TO BY-LAW NO. 67-107

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Number Twenty-six (26) in the Second Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land and premises may be more particularly described as follows, that is to say:--

PREMISING the northern limit of Lot Number Twenty-Six (26), Concession Two, Township of Saltfleet, now in the City of Hamilton, has an astronomic course of North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) and relating all other bearings used herein thereto.

COMMENCING at a point in the southern limit of the road allowance between Concessions One (1) and Two (2), now known as Barton Street East, distant one thousand eight hundred and fifty-three and twenty-five one-hundredths feet (1853.25') measured on a course of South seventy-one degrees and thirty minutes and thirty second East (S. 71° 30' 30" E.) along the aforesaid southern limit from a stone monument planted at the northwestern corner of Lot Number Twenty-Six (26).

THENCE South twenty-three degrees and fifty-three minutes West (S. 23° 53' W.) parallel with the western limit of Lake Avenue as widened and established by The Corporation of the City of Hamilton according to By-Law Number 8721 dated July 28th, 1959, six hundred and forty-five and ninety-one one-hundredths feet (645.91') to a point.

THENCE North seventy-two degrees and six minutes and thirty seconds West (N. 72° 06' 30" W.) nine hundred and fifty and fifteen one-hundredths feet (950.15') to a point.

THENCE South seventeen degrees and fifty minutes and thirty seconds West (S. 17° 50' 30" W.) parallel with the eastern limit of the King's Highway Number 20 as widened and shown on deposited plan Number 673 Miscellaneous one hundred and forty-seven feet (147') to a point.

THENCE North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) parallel with the northern limit of Lot Number Twenty-Six (26) eight Hundred feet (800') to a point in the eastern limit of the King's Highway Number 20 as widened and shown on a plan of survey prepared by the Department of Highways, Ontario, deposited in the Registry Office for the Registry Division of Wentworth as Number 673 Miscellaneous.

THENCE South seventeen degrees and fifty minutes and thirty seconds West (S. 17° 50' 30" W.) along the aforesaid limit of the King's Highway Number 20, two hundred and nine and thirty-two one-hundredths feet (209.32') to an iron bar planted.

THENCE South seventy-two degrees and fifteen minutes and thirty seconds East (S. 72° 15' 30" E.) two hundred and forty-two feet (242') to an iron bar planted.

THENCE South sixteen degrees and fifty-two minutes and thirty seconds West (S. 16° 52' 30" W.) fifty-six feet (56') to an iron bar planted.

THENCE South seventy-two degrees and fifteen minutes and thirty seconds East (S. 72° 15' 30" E.) eight hundred and four and twenty-five one-hundredths feet (804.25') to an iron bar planted.

THENCE South seventy-two degrees and seventeen minutes and thirty seconds East (S. 72° 17' 30" E.) three hundred and twenty-five and fifty-five one-hundredths feet (325.55') to an iron bar planted in the division line between Lots Numbers Twenty-Five (25) and Twenty-Six (26)

THENCE South seventy-one degrees and thirty-four minutes and thirty seconds East (S 71° 34' 30" E.) one hundred and eight and fifty one-hundredths feet (108.50') to an iron bar planted.

THENCE North twenty-four degrees and fifty-seven minutes and thirty seconds East (N. 24° 57' 30" E.) one hundred and sixty-five feet (165') to an iron bar planted.

THENCE South seventy-two degrees and six minutes and thirty seconds East (S. 72° 06' 30" E.) one hundred feet (100') to an iron bar planted.

THENCE North twenty-four degrees and fifty-seven minutes and thirty seconds East (N. 24° 57' 30" E.) one hundred and thirty feet (130') to an iron bar planted.

THENCE South seventy-two degrees and six minutes and thirty seconds East (S. 72° 06' 30" E.) three hundred and ninety-four and twenty-nine one-hundredths feet (394.29') more or less to an iron bar planted in the western limit of Lake Avenue as widened according to By-Law Number 8721.

THENCE North twenty-three degrees and fifty-three minutes East (N. 23° 53' E.) along the western limit of Lake Avenue as widened seven hundred and fifty-one and eighty-five one-hundredths feet (751.85') more or less to a concrete monument planted in the southern limit of Barton Street East.

THENCE North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) along the southern limit of Barton Street East and being also along the northern limit of Lot Number Twenty-Five (25) two hundred and seventy-three and fifteen one-hundredths feet (273.15') more or less to the place of beginning.

SCHEDULE "C" TO BY-LAW NO. 67-107

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of Parts of Lots Numbers Twenty-Five (25) and Twenty-Six (26) in the Second Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land and premises may be more particularly described as follows, that is to say:--

PREMISING the northern limit of Lot Number Twenty-Six (26), Concession Two, Township of Saltfleet, now in the City of Hamilton, has an astronomic course of North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) and relating all other bearings used herein thereto.

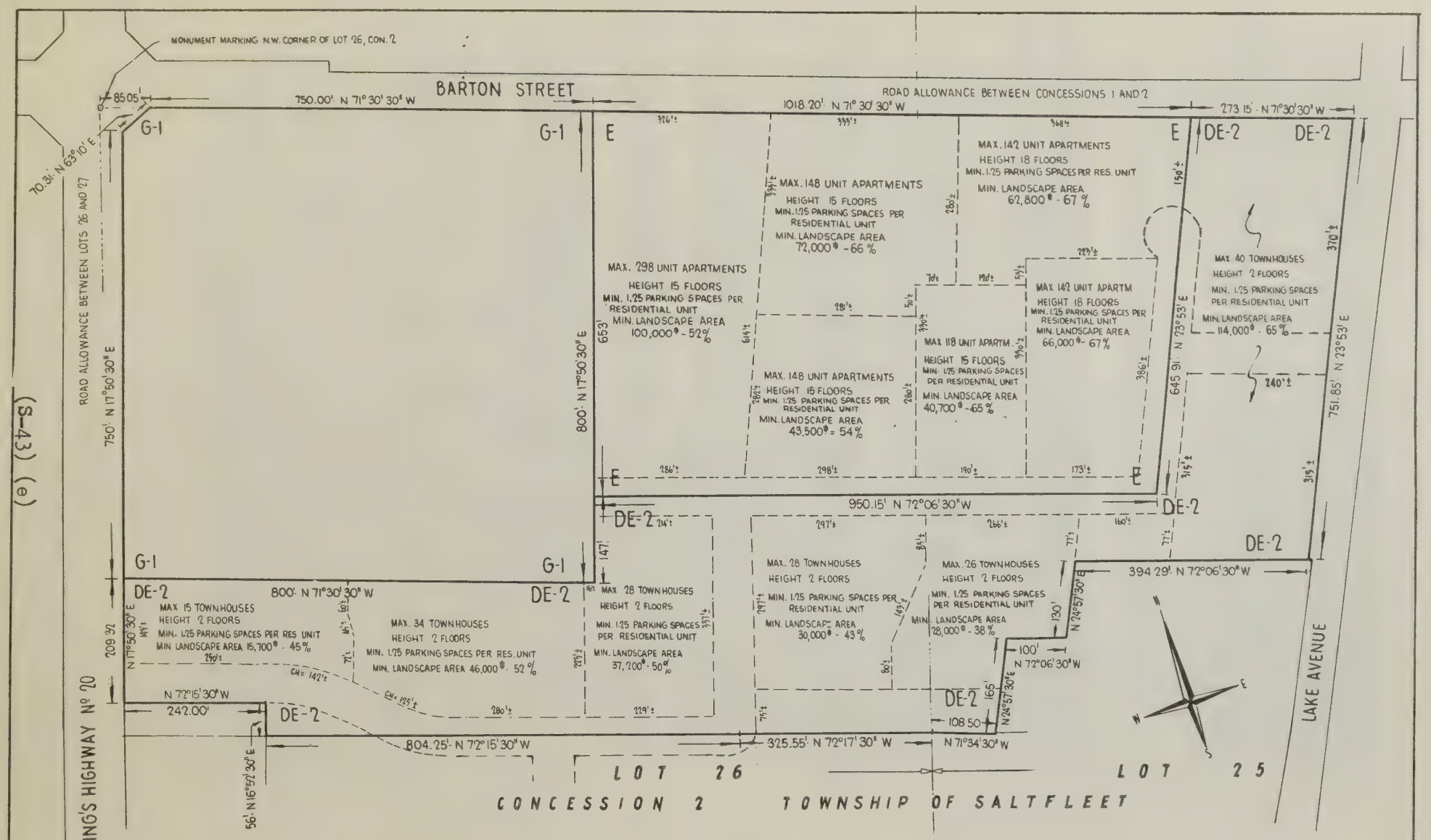
COMMENCING at a point in the southern limit of the road allowance between Concessions One (1) and Two (2), now known as Barton Street East, distant eight hundred and thirty-five and five one-hundredths feet (835.05') measured on a course of South seventy-one degrees and thirty minutes and thirty seconds East (S. 71° 30' 30" E.) along the aforesaid southern limit from a stone monument planted at the northwestern corner of Lot Number Twenty-Six (26).

THENCE South seventeen degrees and fifty minutes and thirty seconds West (S. 17° 50' 30" W.) parallel with the eastern limit of the King's Highway Number 20 as widened and shown on deposited plan Number 673 Miscellaneous six hundred and fifty-three feet (653') to a point.

THENCE South seventy-two degrees and six minutes and thirty seconds East (S. 72° 06' 30" E.) nine hundred and fifty and fifteen one-hundredths feet (950.15') to a point.

THENCE North twenty-three degrees and fifty-three minutes East (N. 23° 53' E.) parallel with the western limit of Lake Avenue as widened and established by The Corporation of the City of Hamilton according to By-Law Number 8721 dated July 28th, 1959, six hundred and forty-five and ninety-one one-hundredths feet (645.91') to a point in the southern limit of Barton Street East.

THENCE North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) along the southern limit of Barton Street East and being also along the northern limits of Lots Numbers Twenty-Five (25) and Twenty-Six (26) one thousand and eighteen and twenty one-hundredths feet (1018.20') to the place of beginning.



SCHEDULE "D"

OF BY-LAW 67-107

A.J. Clarke O.L.S.

SCHEDULE S-44

BY-LAW NO. 67-106

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-114 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands located east of Highway No. 20 in the area between Barton Street East and Queenston Road, which lands may be more particularly described in Schedule "A" appended to and forming part of this By-Law.

2. Sheet No. E-114 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby further amended by changing from "AA" (Agricultural) district to "D"(Urban Protected Residential - One and Two Family Dwellings, etc.) district, those lands located east of Highway No. 20 in the area between Barton Street East and Queenston Road, which lands may be more particularly described in Schedule "B" appended to and forming part of this By-Law.

3. Sheet No. E-114 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby further amended by chaning from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings)district, those lands located east of Highway No. 20 in the area between Barton Street East and Queenston Road, which lands may be more particularly described in Schedule "C" appended to and forming part of this By-Law.

4. Sheet No. E-114 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby further amended by changing from "AA" (Agricultural) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands located east of Highway No. 20 in the area between Barton Street East and Queenston Road, which lands may be more particularly described in Schedule "D" appended to and forming part of this By-Law.

5. The lands and premises referred to in paragraphs 1, 2, 3 and 4 above, shall be subject, in addition to the "C", "D", "DE" and "E" District provisions of the Zoning By-Law No. 6593, to the requirements that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "E" Revised.

6. Sheet No. E-114 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the lands referred to in paragraphs 1, 2, 3 and 4 above -- 'S-44'.

7. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-44'.

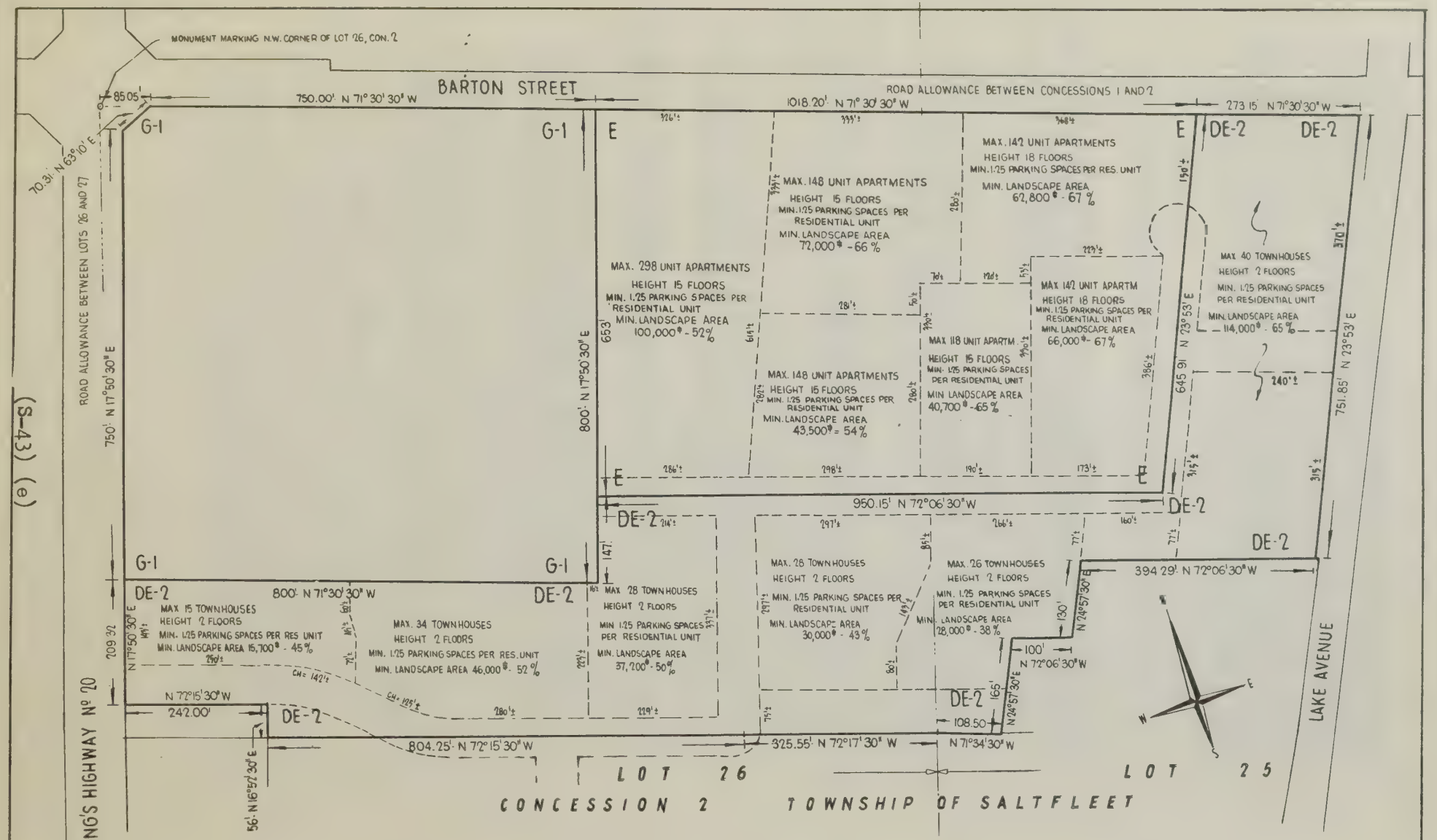
8. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

9. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 28th day of March, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



SCHEDULE "D"

OF BY-LAW 67-107

A.J. Clarke. O.L.S.

SCHEDULE S-44

BY-LAW NO. 67-106

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-114 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands located east of Highway No. 20 in the area between Barton Street East and Queenston Road, which lands may be more particularly described in Schedule "A" appended to and forming part of this By-Law.

2. Sheet No. E-114 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby further amended by changing from "AA" (Agricultural) district to "D"(Urban Protected Residential - One and Two Family Dwellings, etc.) district, those lands located east of Highway No. 20 in the area between Barton Street East and Queenston Road, which lands may be more particularly described in Schedule "B" appended to and forming part of this By-Law.

3. Sheet No. E-114 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby further amended by chaning from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings)district, those lands located east of Highway No. 20 in the area between Barton Street East and Queenston Road, which lands may be more particularly described in Schedule "C" appended to and forming part of this By-Law.

4. Sheet No. E-114 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby further amended by changing from "AA" (Agricultural) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands located east of Highway No. 20 in the area between Barton Street East and Queenston Road, which lands may be more particularly described in Schedule "D" appended to and forming part of this By-Law.

5. The lands and premises referred to in paragraphs 1, 2, 3 and 4 above, shall be subject, in addition to the "C", "D", "DE" and "E" District provisions of the Zoning By-Law No. 6593, to the requirements that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "E" Revised.

6. Sheet No. E-114 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the lands referred to in paragraphs 1, 2, 3 and 4 above -- 'S-44'.

7. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-44'.

8. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

9. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 28th day of March, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 67-106

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Number Twenty-Six (26) in the Second Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land and premises may be more particularly described as follows, that is to say:-

PREMISING the northern limit of Lot Number Twenty-Six (26), Concession Two, Township of Saltfleet, now in the City of Hamilton, has an astronomic course of North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) and relating all other bearings used herein thereto.

COMMENCING at a concrete monument planted at the northeastern corner of a plan of subdivision known as "Rolida Gardens" registered in the Registry Office for the Registry Division of Wentworth as Number 1067.

THENCE North seventy-one degrees and fifty-seven minutes West (N. 71° 57' W.) along the northern limit of Registered Plan Number 1067 seven hundred and sixty-eight and twenty-six one-hundredths feet (768.26') to an iron bar planted.

THENCE North sixteen degrees and fifty-two minutes and thirty seconds East (N. 16° 52' 30" E.) sixty feet (60') to a point.

THENCE South sixty-three degrees and fifty-seven minutes East (S. 63° 57' E.) one hundred and forty-four and forty-one one-hundredths feet (144.41') to a point.

THENCE North sixteen degrees and fifty-two minutes and thirty seconds East (N. 16° 52' 30" E.) fifty feet (50') to a point.

THENCE South eighty-seven degrees and fifty minutes East (S. 87° 50' E.) one hundred and fifty-seven and sixty-three one-hundredths feet (157.63') to a point.

THENCE South seventy-one degrees and fifty-seven minutes East (S. 71° 57' E.) eight hundred and forty-two feet (842.00') to a point;

THENCE South sixteen degrees and forty-four minutes and thirty seconds West (S. 16° 44' 30" W.) one hundred and thirty-three and three one-hundredths feet (133.03') to an iron pipe planted.

THENCE North seventy-one degrees and fifty-seven minutes West (N. 71° 57' W.) three hundred and sixty-nine and ten one-hundredths feet (369.10') more or less to the place of beginning.

SCHEDULE "B" TO BY-LAW NO. 67-106

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Number Twenty-Six (26) in the Second Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land and premises may be more particularly described as follows, that is to say:—

PREMISING the northern limit of Lot Number Twenty-Six (26), Concession Two, Township of Saltfleet, now in the City of Hamilton, has an astronomic course of North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) and relating all other bearings used herein thereto.

COMMENCING at the southeastern corner of the herein described parcel of land which may be arrived at as follows:

BEGINNING at a concrete monument planted at the northeastern corner of a plan of

subdivision known as "Rolida Gardens" registered in the Registry Office for the Registry Division of Wentworth as Number 1067.

THENCE South seventy-one degrees and fifty-seven minutes East (S. 71° 57' E.) three hundred and sixty-nine and ten one-hundredths feet (369.10') to an iron pipe planted.

THENCE North sixteen degrees and forty-four minutes and thirty seconds East (N. 16° 44' 30" E.) one hundred and thirty-three and three one-hundredths feet (133.03') to the point of commencement of the herein described parcel of land.

THENCE North sixteen degrees and forty-four minutes and thirty seconds East (N. 16° 44' 30" E.) one hundred and fifty-one and three one-hundredths feet (151.03') to a point.

THENCE North seventy-one degrees and fifty-seven minutes West (N. 71° 57' W.) eight hundred and ten feet (810.00') to a point.

THENCE South eighty-nine degrees and twenty minutes and thirty seconds West (S. 89° 20' 30" W.) two hundred and eleven and thirty-five one-hundredths feet (211.35') to an iron bar planted.

THENCE North seventy-one degrees and fifty-eight minutes and thirty seconds West (N. 71° 58' 30" W.) one hundred and twenty-five feet (125') to an iron bar planted.

THENCE South sixteen degrees and fifty-two minutes and thirty seconds West (S. 16° 52' 30" W.) one hundred and fifty-six and seventy-five one-hundredths feet (156.75') to a point.

THENCE South sixty-three degrees and fifty-seven minutes East (S. 63° 57' E.) one hundred and forty-four and forty-one one-hundredths feet (144.41') to a point.

THENCE North sixteen degrees and fifty-two minutes and thirty seconds East (N. 16° 52' 30" E.) fifty feet (50') to a point.

THENCE South eighty-seven degrees and fifty minutes East (S. 87° 50' E.) one hundred and fifty-seven and sixty-three one-hundredths feet (157.63') to a point.

THENCE South seventy-one degrees and fifty-seven minutes East (S. 71° 57' E.) eight hundred and forty-two feet (842') to the place of beginning.

SCHEDULE "C" TO BY-LAW NO. 67-106

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Number Twenty-Six (26) in the Second Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land and premises may be more particularly described as follows, that is to say:-

PREMISING the northern limit of Lot Number Twenty-Six (26), Concession Two, Township of Saltfleet, now in the City of Hamilton, has an astronomic course of North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) and relating all other bearings used herein thereto.

COMMENCING at the southeastern corner of the herein described parcel of land which may be arrived at as follows:

BEGINNING at a concrete monument planted at the northeastern corner of a plan of subdivision known as "Rolida Gardens" registered in the Registry Office for the Registry Division of Wentworth as Number 1067.

THENCE South seventy-one degrees and fifty-seven minutes East (S. 71° 57' E.) three hundred and sixty-nine and ten one-hundredths feet (369.10') to an iron pipe planted.

THENCE North sixteen degrees and forty-four minutes and thirty seconds East (N. 16° 44' 30" E.) two hundred and eighty-four and six one-hundredths feet (284.06') to the point of commencement of the herein described parcel of land.

THENCE North seventy-one degrees and fifty-seven minutes West (N. 71° 57' W.) eight hundred and ten feet (810') to a point.

THENCE South eighty-nine degrees and twenty minutes and thirty seconds West (S. 89° 20' 30" W.) two hundred and eleven and thirty-five one-hundredths feet (211.35') to an iron bar planted.

THENCE North sixteen degrees and fifty-two minutes and thirty seconds East (N. 16° 52' 30" E.) three hundred and five and seventy one-hundredths feet (305.70') to an iron bar planted.

THENCE South seventy-two degrees and twelve minutes East (S. 72° 12' E.) one hundred and seventeen feet (117') to an iron bar planted.

THENCE South sixteen degrees and fifty-two minutes and thirty seconds West (S. 16° 52' 30" W.) one hundred and fifteen and eighty-five one-hundredths feet (115.85') to a point.

THENCE North eighty-three degrees and fifty-two minutes and thirty seconds East (N. 83° 52' 30" E.) forty feet (40') to a point marking the beginning of a curve.

THENCE Easterly on a curve to the right having a radius of three hundred and ten feet (310') an arc length of one hundred and thirty and eighty one-hundredths feet (130.80') to the end of the curve. The chord of the said arc having a length of one hundred and twenty-nine and eighty-two one-hundredths feet (129.82') and a bearing of South eighty-four degrees and two minutes and fifteen seconds East (S. 84° 02' 15" E.).

THENCE South seventy-one degrees and fifty-seven minutes East (S. 71° 57' E.) seven hundred and thirty and two one-hundredths feet (730.02') to a point.

THENCE South sixteen degrees and forty-four minutes and thirty seconds West (S. 16° 44' 30" W.) one hundred and sixty-six and sixty-six one-hundredths feet (166.66') to the place of beginning.

SCHEDULE "D" TO BY-LAW NO. 67-106

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Number Twenty-Six (26) in the Second Concession of the Township of Saltfleet, now in the said City of Hamilton, and which said parcel or tract of land and premises may be more particularly described as follows, that is to say:—

PREMISING the northern limit of Lot Number Twenty-Six (26), Concession Two, Township of Saltfleet, now in the City of Hamilton, has an astronomic course of North seventy-one degrees and thirty minutes and thirty seconds West (N. 71° 30' 30" W.) and relating all other bearings used herein thereto.

COMMENCING at the southeastern corner of the herein described parcel of land which may be arrived at as follows:

BEGINNING at a concrete monument planted at the northeastern corner of a plan of subdivision known as "Rolida Gardens" registered in the Registry Office for the Registry Division of Wentworth as Number 1067.

THENCE South seventy-one degrees and fifty-seven minutes East (S. 71° 57' E.) three hundred and sixty-nine and ten one-hundredths feet (369.10') to an iron pipe planted.

THENCE North sixteen degrees and forty-four minutes and thirty seconds East (N. 16° 44' 30" E.) four hundred and fifty and seventy-two one-hundredths feet (450.72') to the point of commencement of the herein described parcel of land.

THENCE North sixteen degrees and forty-four minutes and thirty seconds East (N. 16° 44' 30" E.) seventy-six and fifty-three one-hundredths feet (76.53') to a concrete monument planted.

THENCE North seventy-two degrees and fifteen minutes West (N. 72° 15' W.) one hundred and sixty-four and ninety-two one-hundredths feet (164.92') to a concrete monument planted.

THENCE North sixteen degrees and forty-five minutes East (N. 16° 45' E.) five hundred and twenty-seven and sixteen one hundredths feet (527.16') to a concrete monument planted.

THENCE North seventy-two degrees and seventeen minutes and thirty seconds West (N. 72° 17' 30" W.) fifty-five and seventy-five one-hundredths feet (55.75') to an iron bar planted.

THENCE North seventy-two degrees and fifteen minutes and thirty seconds West (N. 72° 15' 30" W.) six hundred and seventy-two and twenty-five one-hundredths feet (672.25') to an iron bar planted.

THENCE South sixteen degrees and fifty-two minutes and thirty seconds West (S. 16° 52' 30" W.) six hundred and forty-two and forty-three one-hundredths feet (642.43') to a point.

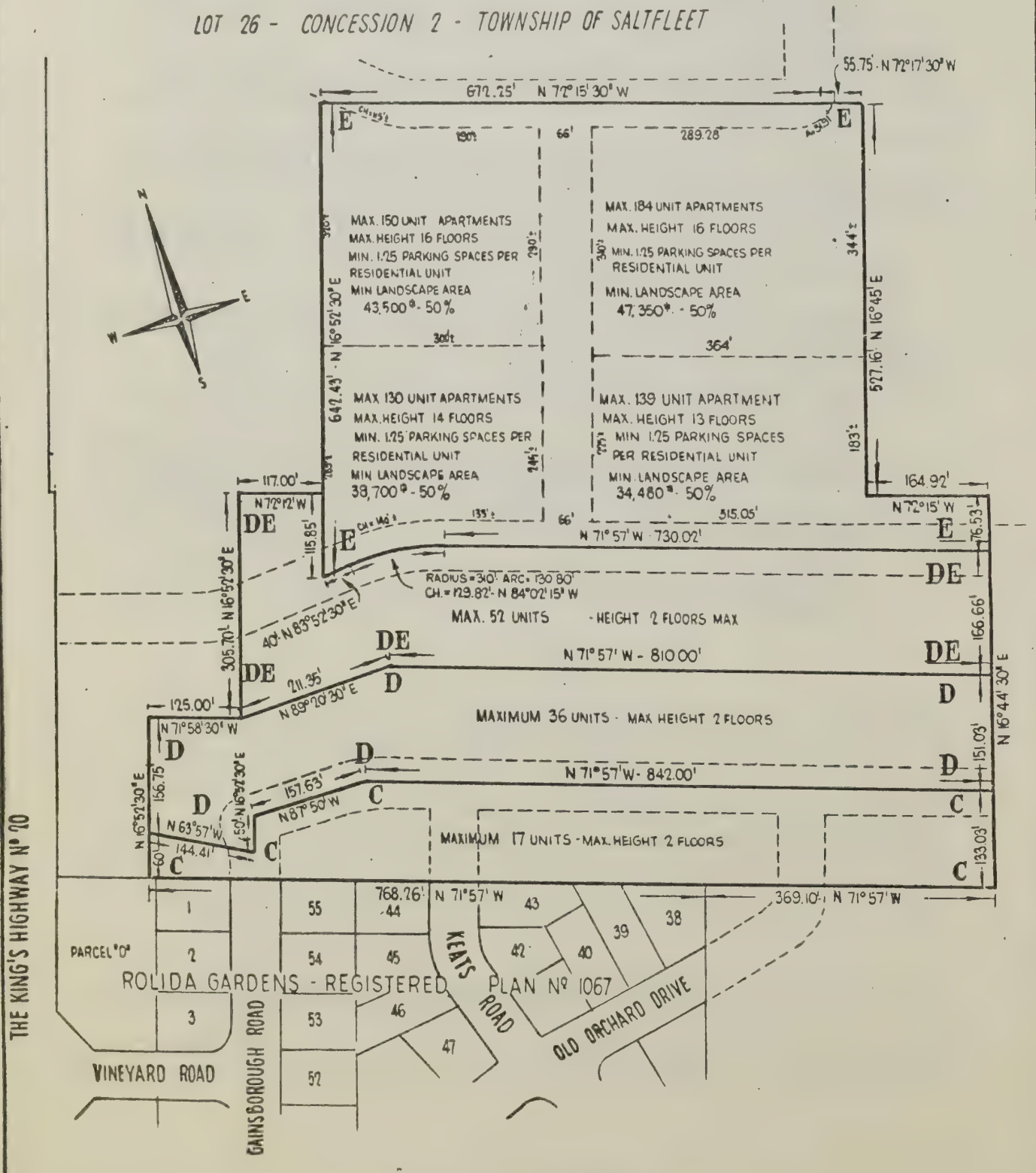
THENCE North eighty-three degrees and fifty-two minutes and thirty seconds East (83° 52' 30" E.) forty feet (40') to a point marking the beginning of a curve.

THENCE Easterly on a curve to the right having a radius of three hundred and ten feet (310') an arc length of one hundred and thirty and eighty one-hundredths feet (130.80') to the end of the curve. The chord of the said arc having a length of one hundred and twenty-nine and eighty-two one-hundredths feet (129.82') and a bearing of South eighty-four degrees and two minutes and fifteen seconds East (S. 84° 02' 15" E.).

THENCE South seventy-one degrees and fifty-seven minutes East (S. 71° 57' E.) seven hundred and thirty and two one-hundredths feet (730.02') to the place of beginning.

SCHEDULE "I" TO BY-LAW NO. 69-103

"SCHEDULE "E" REVISED"



NOTE

PLAN REVISED ON MARCH 22, 1967

(S-44) (f)

A. J. Clarke O.L.S

SCHEDULE S-46

BY-LAW NO. 67-104

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-17a of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950 is hereby amended by changing from "AA" (Agricultural) district to "G-1" (Designed Shopping Centre) district, those lands located north of Limeridge Road, east of Garth Street and more particularly described in Schedule "A" appended to and forming part of this By-Law.

2. Sheet No. W-17a of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950 is hereby further amended by changing from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district, those lands located north of Limeridge Road, east of Garth Street and more particularly described in Schedule "B" appended to and forming part of this By-Law.

3. Sheet No. W-17a of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950 is hereby further amended by changing from "AA" (Agricultural) district to "DE-3" (Multiple Dwellings) district, those lands located north of Limeridge Road, east of Garth Street and more particularly described in Schedule "C" appended to and forming part of this By-Law.

4. The lands and premises referred to in paragraphs 2 and 3 above, shall be subject, in addition to the "DE-2" and "DE-3" District provisions of the Zoning By-Law No. 6593, to the requirements that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "D".

5. Sheet No. W-17a of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the lands referred to in paragraphs 2 and 3 above — 'S-46'.

6. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-46'.

7. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

8. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 28th day of March, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 67-104

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth being composed of part of Lot Seventeen (17) in the Sixth Concession of the Township of Barton, now in the said City of Hamilton and which said parcel or tract of land may be more particularly described as follows, that is to say:—

COMMENCING at the southwestern corner of Lot Seventeen (17).

THENCE Easterly along the southern limit of Lot Seventeen (17) three hundred and sixteen feet (316') to a point.

THENCE Northerly parallel with the western limit of Lot Seventeen (17) four hundred and twenty-five feet (425') to a point.

THENCE Westerly parallel with the southern limit of Lot Seventeen (17) three hundred and sixteen feet (316') to a point in the western limit of Lot Seventeen (17).

THENCE Southerly along the western limit of Lot Seventeen (17) four hundred and twenty-five feet (425') to the place of beginning.

SCHEDULE "B" TO BY-LAW NO. 67-104

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth and being composed of part of Lot Seventeen (17) in the Sixth Concession of the Township of Barton, now in the said City of Hamilton and which said parcel or tract of land may be more particularly described as follows, that is to say:—

PREMISING the bearings used herein are astronomic and are referred to the eastern limit of Lot 17, Concession 6, Township of Barton, on a course of North seventeen degrees and thirty-six minutes East (N. 17° 36' E.) and relating all other bearings used herein thereto.

COMMENCING at the southeastern corner of the herein described parcel of land which may be arrived at as follows:

BEGINNING at the southeastern corner of Lot 17, Concession 6.

THENCE North seventy-one degrees and fifty-five minutes West (N. 71° 55' W.) along the southern limit of Lot 17 seven hundred and six feet and ten inches (706' 10") to a point.

THENCE North seventeen degrees and thirty-six minutes East (N. 17° 36' E.) four hundred and twenty-five feet (425') to the point of commencement of the herein described parcel of land.

THENCE continuing North seventeen degrees and thirty-six minutes East (N. 17° 36' E.) three hundred and eighty-five feet and eleven and one-half inches (385' 11½") to a point.

THENCE North seventy-one degrees and fifty-five minutes West (N. 71° 55' W.) parallel with the southern limit of Lot 17 six hundred and seventeen feet and five inches (617' 5") more or less to a point in the western limit of Lot 17.

THENCE South seventeen degrees and thirty minutes West (S. 17° 30' W.) along the western limit of Lot 17 three hundred and eighty-five feet and eleven and one-half inches (385' 11½") more or less to a point distant four hundred and twenty-five feet (425') measured northerly along the aforesaid western limit from the southwestern corner of Lot 17.

THENCE South seventy-one degrees and fifty-five minutes East (S. 71° 55' E.) parallel with the southern limit of Lot 17 six hundred and sixteen feet and nine inches (616' 9") more or less to the place of beginning.

THE ABOVE-DESCRIBED parcel of land contains by admeasurement five and forty-seven one-hundredths acres (5.47) be the same more or less.

SCHEDULE "C" TO BY-LAW NO. 67-104

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth and being composed of part of Lot Seventeen (17) in the Sixth Concession of the Township of Barton, now in the said City of Hamilton and which said parcel or tract of land may be more particularly described as follows, that is to say:—

PREMISING the bearings used herein are astronomic and are referred to the eastern limit of Lot 17, Concession 6, Township of Barton, on a course of North seventeen degrees and thirty-six minutes East (N. 17° 36' E.) and relating all other bearings used herein thereto.

COMMENCING at the southeastern corner of the herein described parcel of land which may be arrived at as follows:

BEGINNING at the southeastern corner of Lot 17, Concession 6.

THENCE North seventy-one degrees and fifty-five minutes West (N. 71° 55' W.) along the southern limit of Lot 17 seven hundred and six feet and ten inches (706' 10") to a point.

THENCE North seventeen degrees and thirty-six minutes East eight hundred and ten feet and eleven and one-half inches (810' 11½") to the point of commencement of the herein described parcel of land.

THENCE continuing North seventeen degrees and thirty-six minutes East (N. 17° 36' E.) four hundred and thirty-eight feet and three and one-half inches (438' 3½") more or less to a point in the southern limit of the lands of the Board of Education.

THENCE North seventy-one degrees and thirty-seven minutes West (N. 71° 37' W.) along the aforesaid southern limit of the lands of the Board of Education and continuing along its production westerly three hundred and thirty-eight feet and seven inches (338' 7") more or less to a point marking the southwestern corner of a one foot (1') wide parcel of land owned by The Corporation of the City of Hamilton and lying adjacent to the western limit of Montcalm Drive as opened by By-Law Number 9956 and dated January 29, 1963.

THENCE South seventeen degrees and thirty-six minutes West (S. 17° 36' W.) along the production southerly of the western limit of the aforesaid one foot (1') wide parcel of land owned by The Corporation of the City of Hamilton thirty-three feet (33') to a point.

THENCE North seventy-one degrees and thirty-seven minutes West (N. 71° 37' W.) two hundred and seventy-nine feet and seven inches (279' 7") more or less to a point in the western limit of Lot 17.

THENCE South seventeen degrees and thirty minutes West (S. 17° 30' W.) along the western limit of Lot 17 four hundred and eight feet and seven inches (408' 7") to a point.

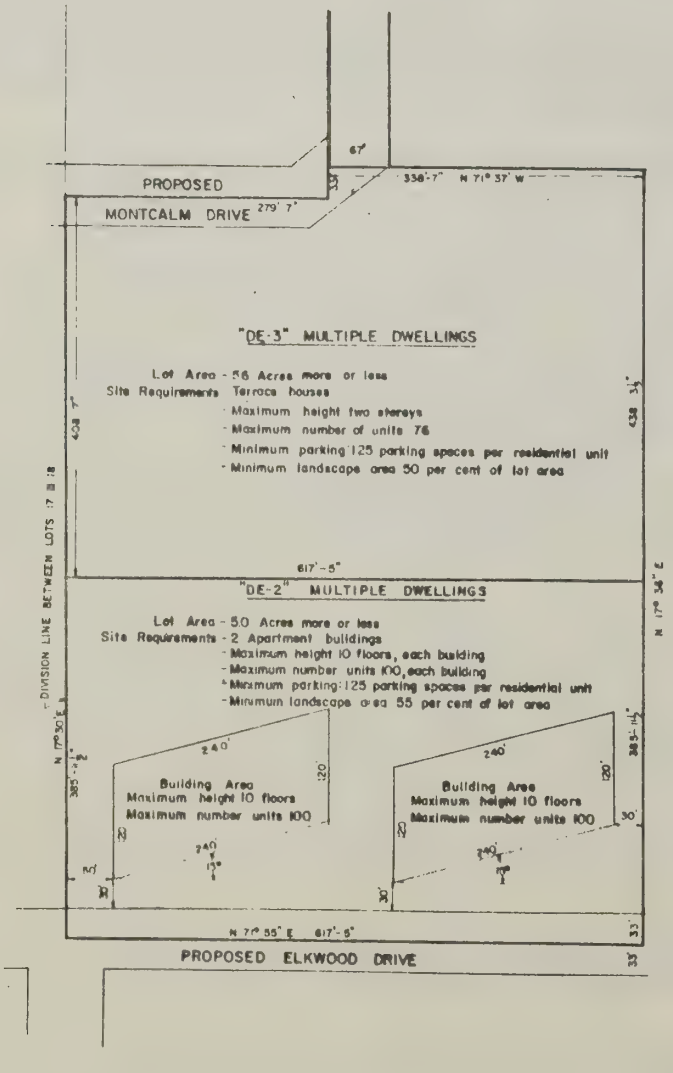
THENCE South seventy-one degrees and fifty-five minutes East (S. 71° 55' E.) parallel with the southern limit of Lot 17 six hundred and seventeen feet and five inches (617' 5") more or less to the place of beginning.

THE ABOVE-DESCRIBED parcel of land contains by admeasurement six and three one-hundredths (6.03) acres be the same more or less.

ZONING BY-LAW NO. 67-104

SCHEDULE "D"

OF BY-LAW 67-104



0' 100' 200' 300' 400' 500' 600'

SCALE IN FEET

M. H. KILPATRICK and ASSOCIATES

Community Planners Consulting Engineers

Olympia Square 797 Don Mills Road

Don Mills Ontario 429-2611

(S-46) (d)

The Corporation of the City of Hamilton

City Hall Hamilton Ontario

February 1967

SCHEDULE S-48A

BY-LAW NO. 67-196

To Amend The Zoning By-law Number 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-105 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district, to "DE-2" (Multiple Dwellings) district, those lands located on both sides of Clapham Road, south of Queenston Road, more particularly described as follows:-

BEGINNING at a point in the southern limit of Queenston Road, where it is intersected by the eastern limit of Nash Road.

THENCE easterly along the southern limit of Queenston Road, Seven Hundred and Ninety-five point Zero Zero Feet (795.00') to a point;

THENCE southerly and parallel with the western limit of Clapham Road, Two Hundred point Zero Zero Feet (200.00') to the point of commencement;

THENCE easterly and parallel with the southern limit of Queenston Road, Two Hundred and Twenty-six point Five Zero Feet (226.50') to a point in the centre line of Clapham Road;

THENCE northerly along the centre line of Clapham Road, Thirty-four point Zero Zero Feet (34.00') to a point;

THENCE easterly and parallel with the southern limit of Queenston Road, One Hundred and Thirty-Eight point Zero Zero Feet (138.00') to a point;

THENCE southerly and parallel with the eastern limit of Clapham Road, Six Hundred and Thirty-two point Eight Three Feet (632.83') to a point in the northern limit of Catalina Drive;

THENCE westerly along the northern limit of Catalina Drive, One Hundred and Thirty-eight point Zero Zero Feet (138.00') to a point in the centre line of Clapham Road;

THENCE northerly and along the centre line of Clapham Road, One Hundred and Thirty-nine point Eight Three Feet more or less (139.83'±) to a point;

THENCE northerly and parallel with the western limit of Clapham Road, Four Hundred and Forty point Zero Zero Feet (440.00') to the point of commencement.

1.A Sheet No. E-105 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby amended as follows:-

(1) by changing from "C" (Urban Protected Residential, etc.) district, those lands located on the west side of Clapham Road in the area south of Queenston Road.

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A". (69-227)

2. Notwithstanding

(1) the "DE-2" district provisions of Zoning By-law No. 6593, the lands described in Section 1 of By-law No. 67-196 and in Schedule "A" referred to in Section 1 of this By-law shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:--

(a) a use that provides not less than forty percent (40%) of the total area of the said lands as open landscaped area. (69-227)

3. The said Zoning By-law No. 6593 is hereby further amended by adding this amending By-law to Section 19B as Schedule 'S-48A'. (69-227)

4. Sheet No. E-105 of the District Maps appended to and forming part of the Zoning By-law No. 6593 is hereby further amended by marking the lands described in Paragraph 1 above:- 'S-48A'. (69-227)

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 18th day of July, A.D. 1967.

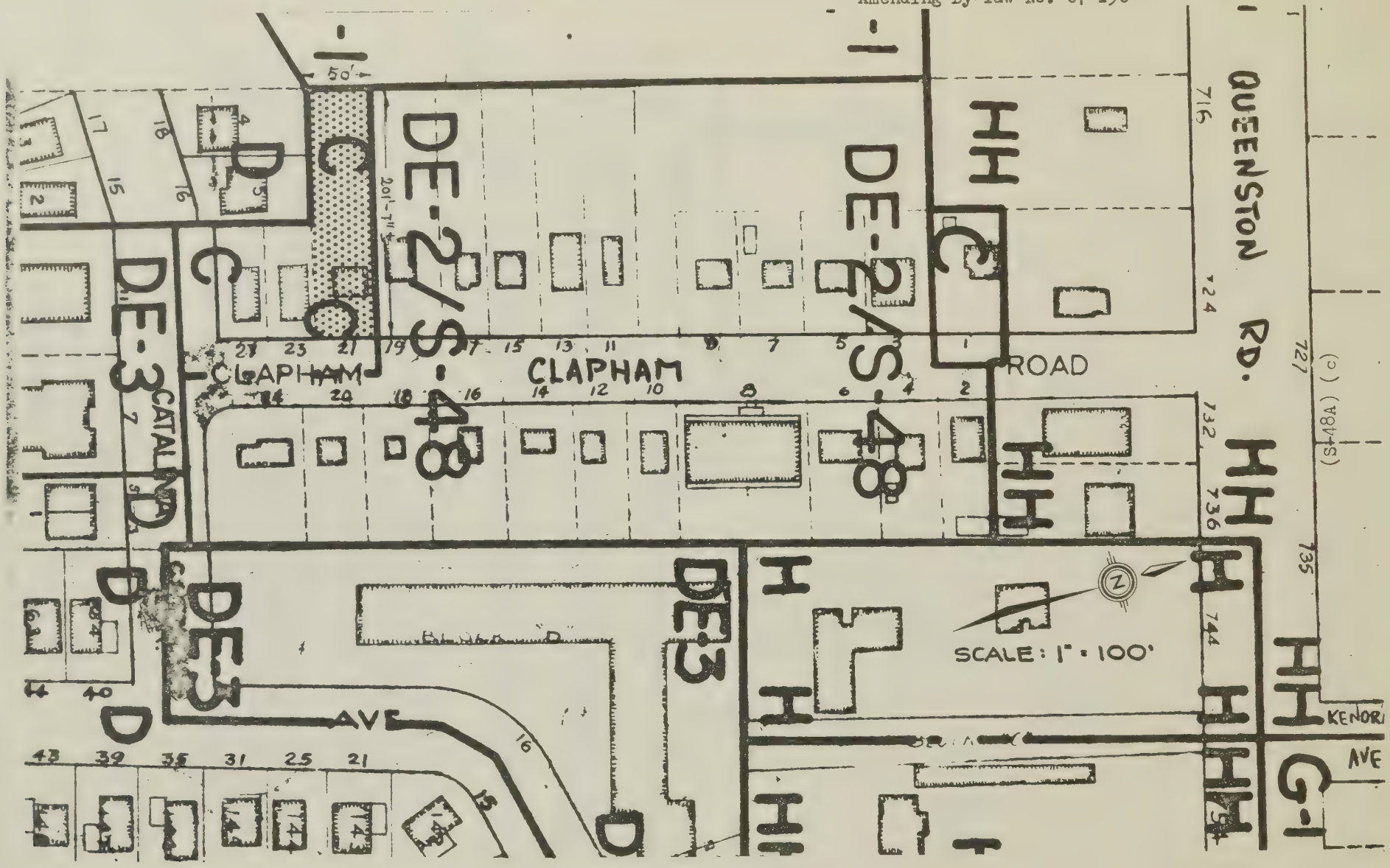
E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

Amended by By-law No. 69-227, passed 30th day of September 1969.

SCHEDULE "A" TO BY-LAW Nº: 69-227

Amending By-law No. 67-196



LEGEND.

LANDS ON PART OF SHEET Nº E-105 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "C" (URBAN PROTECTED RESIDENTIAL, ETC.) DISTRICT TO "DE-2"/S-48 (MULTIPLE DWELLINGS) DISTRICT.

SCHEDULE S-49

BY-LAW NO. 67-218

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9a of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "H" (Community Shopping and Commercial, etc.) district, that parcel of land located at the north west corner of Limeridge Road East and Upper Wellington Street, having a frontage of One Hundred and Thirty-five Feet (135') on the north side of Limeridge Road East by a depth of One Hundred and Thirty-five feet (135') measured along the westerly limit of Upper Wellington Street.

2. The above described lands and premises shall be subject, in addition to the "H" District provisions of the Zoning By-Law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A",

3. The said Zoning By-Law No. 6593 is amended by adding this amending By-Law to Section 19 B as Schedule 'S-49'.

4. Sheet No. E-9a of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby further amended by marking the land described in Section 1 above — 'S-49'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

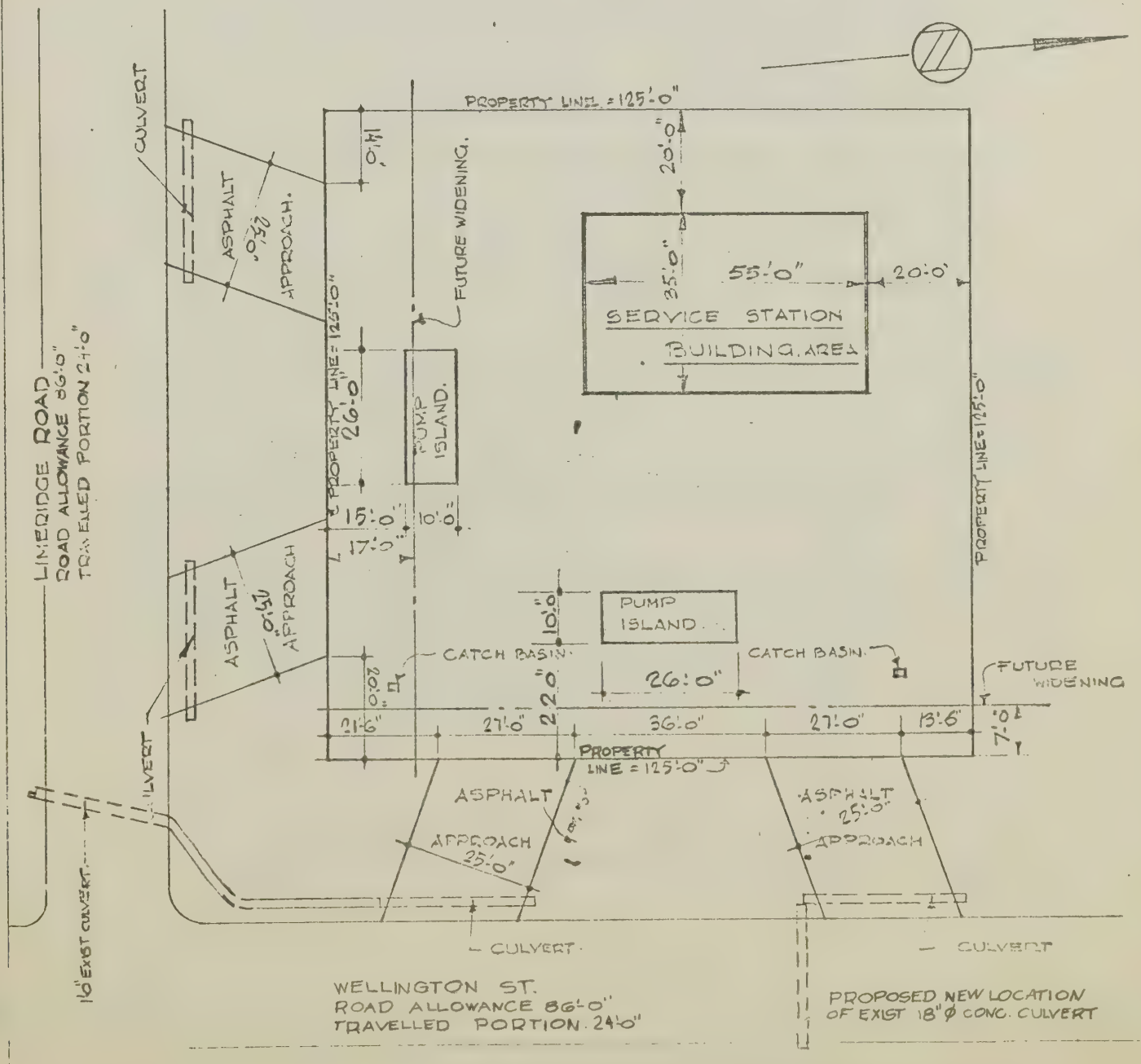
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 29th day of August, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

WELLINGTON ST & LIMERIDGE ROAD.
TOWNSHIP OF BARTON, CO OF WENTWORTH.
DRAWN BY P.A.HOARCA. SCALE = 30'-0" = 1" DATE. MAY-2-1967
HAMILTON DISTRICT. DRAWING Nº H-L.



SCHEDULE "A"

(S-49) (b) OF BY-LAW 67-218

SCHEDULE S-50

BY-LAW NO. 67-220

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-59 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "E" (Multiple Dwellings, Lodges, Clubs, etc.) district and "C" (Urban Protected Residential, etc.) district to "H" (Community Shopping and Commercial, etc.) district, those lands located at the north east corner of Mohawk Road East and Upper Ottawa Street which may be more particularly described as follows:

   COMMENCING at a point in the northern limit of Mohawk Road East where it is intersected by the eastern limit of Upper Ottawa Street;

   THENCE northerly along the eastern limit of Upper Ottawa Street, One Hundred and Ninety-Seven Feet Ten and One-half inches (197' 10½") to a point;

   THENCE easterly and parallel with the northern limit of Mohawk Road East, One Hundred and Twenty-Feet (120') to a point;

   THENCE southerly and parallel with the eastern limit of Upper Ottawa Street, Fifty Feet and Seven and One-half Inches (50' 7½") to a point;

   THENCE easterly and parallel with the northerly limit of Mohawk Road East, Thirty-four Feet and Six Inches (34' 6") to a point;

   THENCE southerly and parallel with the eastern limit of Upper Ottawa Street, One Hundred and Forty-seven Feet and Four and Three-quarter Inches(147' 4¾").

   THENCE westerly along the northern limit of Mohawk Road East, One Hundred and Fifty-four Feet and Six Inches (154' 6") to the point of commencement.

2. The above described lands and premises shall be subject, in addition to the "H" District provisions of the Zoning By-law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A",

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-50'.

4. Sheet No. E-59 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the land described in Section 1 above--'S-50'.

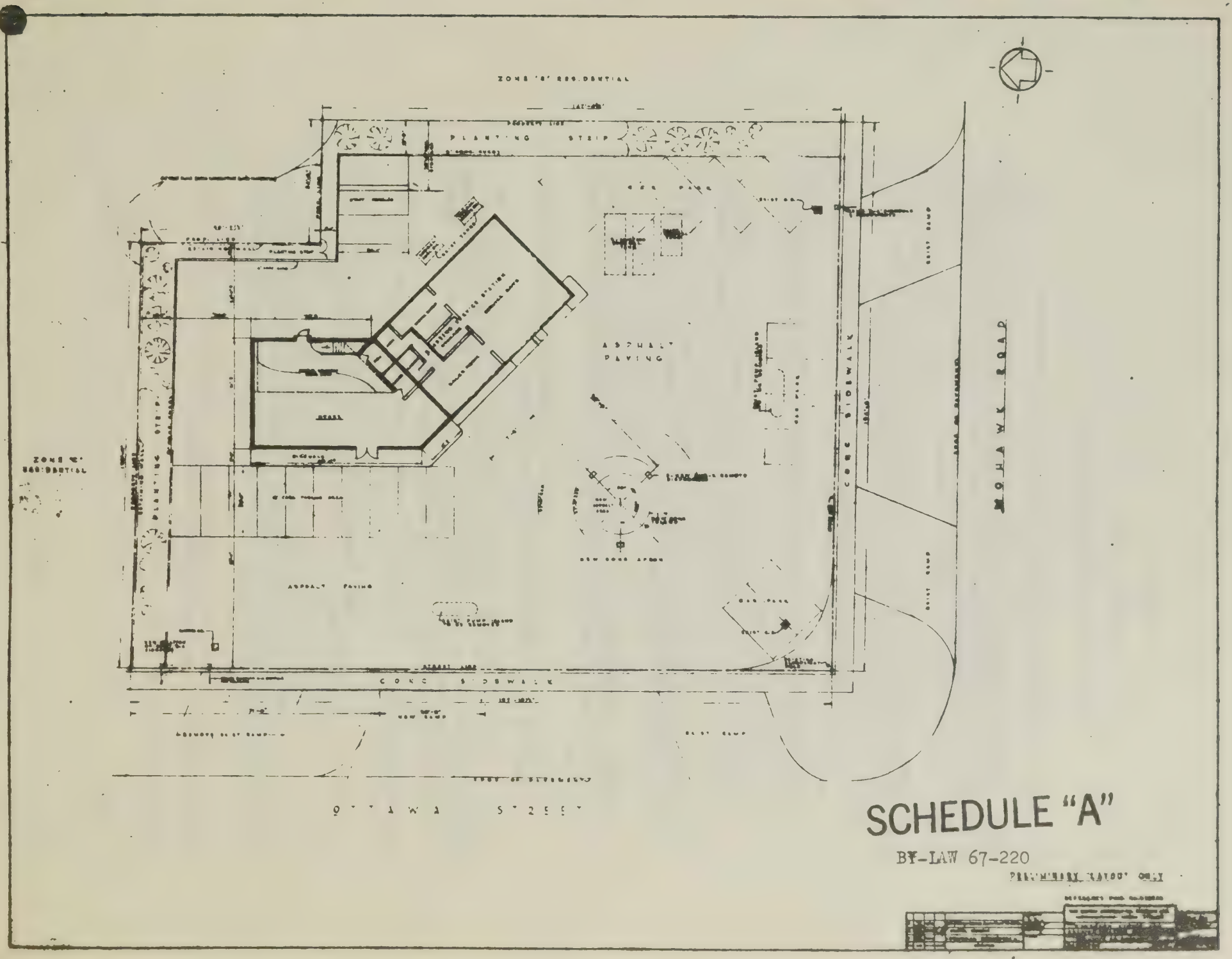
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 29th day of August, A.D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



SCHEDULE "A"

BY-LAW 67-220

PRELIMINARY LAYOUT ONLY

(S-50)(b)

SCHEDULE S-51

BY-LAW NO. 67-222

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-85 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "D" (Urban Protected Residential--One and Two Family Dwellings, etc.) district to "DE" (Low Density Multiple Dwellings) district, those lands located on the south side of Queenston Road more particularly described as follows:

   COMMENCING at a point on the southerly limit of Queenston Road, Highway No. 8 (as widened and shown on D.H.O. No. 133 Misc.)easterly thereon Forty-six point Six Seven Feet (46.67') from the easterly limit of Knowles Street;

   THENCE South Eighteen Degrees Thirty-three Minutes West (S. 18° 33' W.) and parallel to Knowles Street, Ninety Feet (90') more or less;

   THENCE North Seventy-five Degrees Thirty-five Minutes West (N. 75° 35' W.) and parallel with the southerly limit of Queenston Road, Forty-six point Six Seven Feet (46.67') more or less;

   THENCE South Eighteen Degrees Thirty-three Minutes West (S. 18° 33' W.) along the easterly limit of Knowles Street, Seventy-nine Feet (79') more or less;

   THENCE South Seventy-five Degrees Thirty-five Minutes East (S. 75° 35' W.) along the southerly limit of Lot 455 and Parcel B, One Hundred and Sixteen point Nine Six Feet (116.96') more or less;

   THENCE North Eighteen Degrees Thirty-three Minutes East (N. 18° 33' E.) and parallel to said Knowles Street, One Hundred and Sixty-seven point Eight Six Feet (167.86') more or less to the southerly limit of aforesaid Queenston Road as widened;

   THENCE westerly along the southerly limit of Queenston Road, as widened, Seventy Feet (70') more or less to the place of commencement.

2. In addition to the "DE" District provisions of the Zoning By-Law No. 6593, the lands described in Paragraph 1 above are hereby further regulated by providing that no other buildings or structures, save the existing buildings, shall be permitted, and in respect to the existing buildings or structures they shall not be altered, extended or enlarged and their use shall be restricted to four Class A Dwelling Units.

3. The said Zoning By-Law No. 6593, is amended by adding this amending By-Law to Section 19 B as Schedule 'S-51'.

4. Sheet No. E-85 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 is hereby further amended by marking the lands described in Paragraph 1 above -- 'S-51'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 29th day of August, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor

SCHEDULE S-52

BY-LAW NO. 67-250

To Amend The Zoning By-Law Number 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Numbers W-51 and W-52 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A.D. 1950, are hereby amended by changing from "B-1" (Suburban Agriculture and Residential, etc.) district and "A" (Perimeter Agriculture and Residential, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district those lands shown on the Plan of Survey hereto attached as Schedule "A" and forming part of this By-Law.

2. The above referred to lands and premises shall be subject, in addition to the "E" District provisions of the Zoning By-Law No. 6593, to the further requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "B", forming part of this By-Law.

3. The said Zoning By-Law No. 6593 is amended by adding this amending By-Law to Section 19 B as Schedule 'S-52'.

4. Sheets Numbers W-51 and W-52 of the District Maps appended to and forming part of the said Zoning By-Law No. 6593 are hereby further amended by marking the lands referred to in Section 1 above -- 'S-52'.

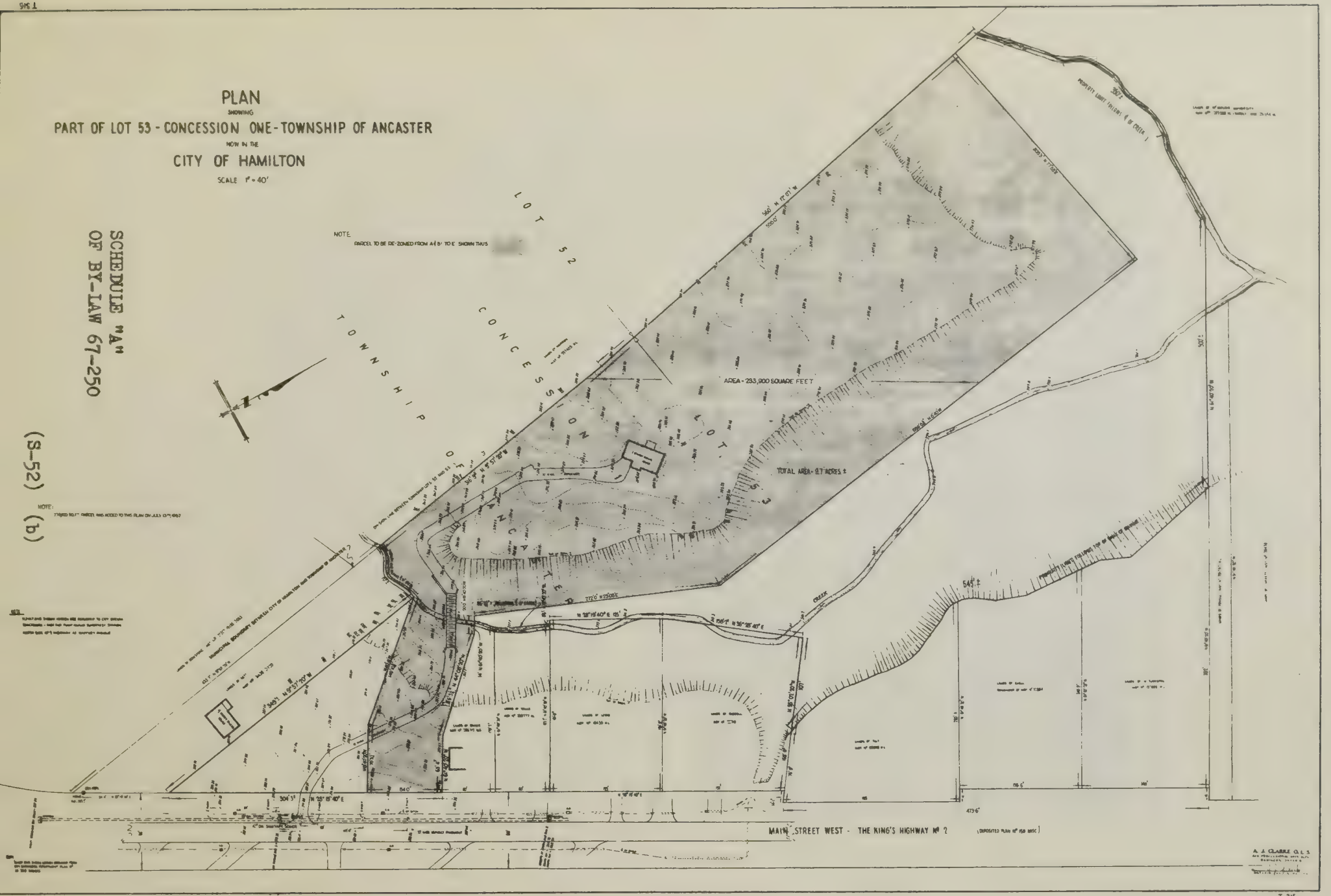
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 29th day of August, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

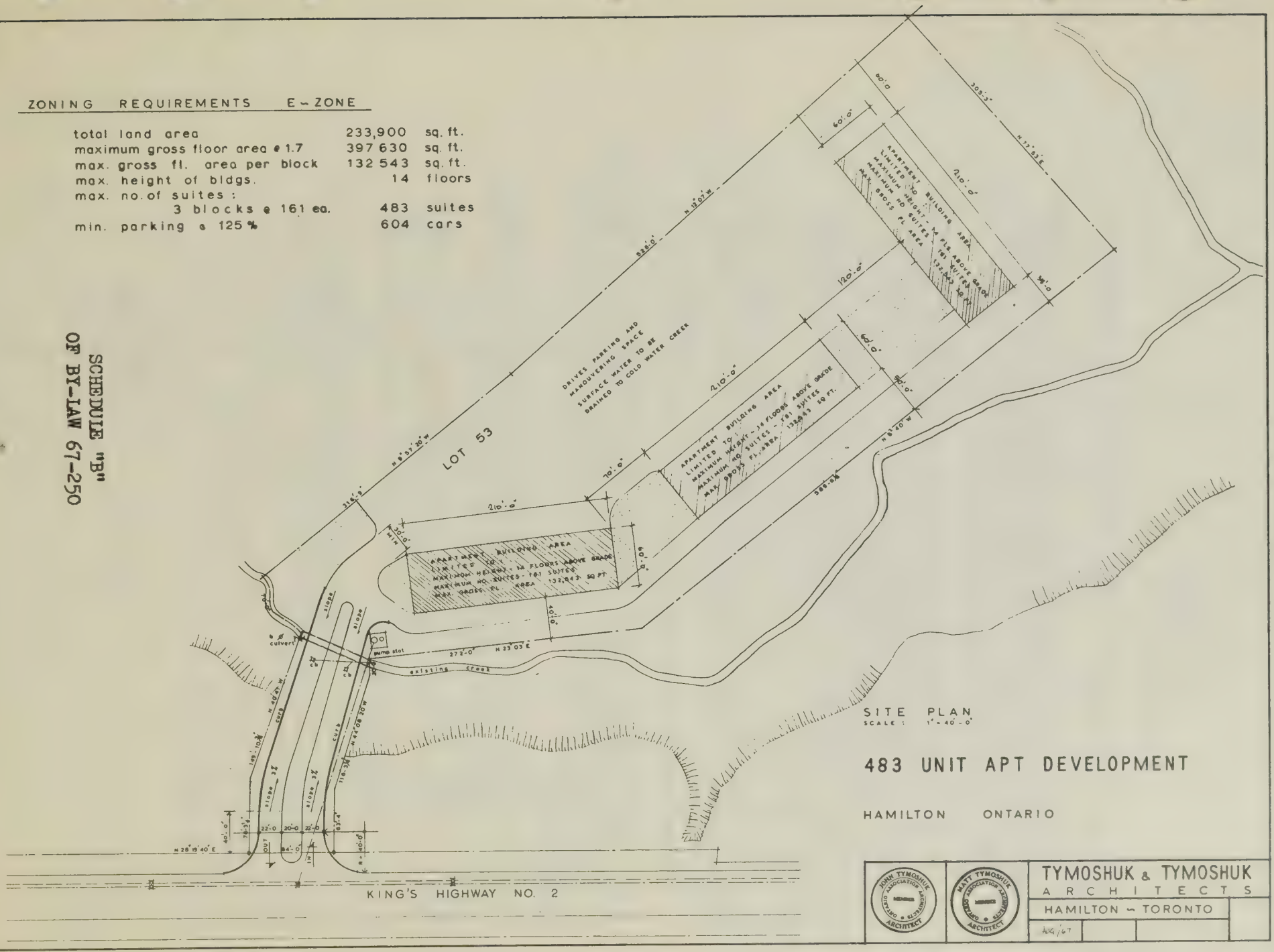


SCHEDULE "A" OF BY-LAW 67-250 (S-52) (b)

SCHEDULE "A"

ZONING REQUIREMENTS E - ZONE

total land area	233,900	sq. ft.
maximum gross floor area @ 1.7	397 630	sq. ft.
max. gross fl. area per block	132 543	sq. ft.
max. height of bldgs.	14	floors
max. no. of suites :		
3 blocks @ 161 ea.	483	suites
min. parking @ 125 %	604	cars



SITE PLAN
SCALE : 1" = 40' - 0"

483 UNIT APT DEVELOPMENT

HAMILTON ONTARIO

TYMOSHUK & TYMOSHUK
ARCHITECTS
HAMILTON - TORONTO

SCHEDULE "B" OF BY-LAW 67-250

(S-52) (c)

SCHEDULE "B"

SCHEDULE S-53

BY-LAW NO. 67-285

To Amend Zoning By-Law No. 6593

WHEREAS Subsection 8 of Section 18 of Zoning By-Law No. 6593 passed on the 25th day of July, A. D. 1950 sets out that:

"(8) Notwithstanding Subsection (3) of Section 4 of this By-Law a group of row dwellings or multiple dwellings or row dwellings and multiple dwellings may be erected, altered, extended or enlarged on any lot or tract of land in a district in which such a use is permitted by this By-Law provided that the district provisions are modified by an amendment to this By-Law and the addition to Section 19 B thereof of an appropriate schedule requiring compliance with the following special requirements:

The entire lot or tract of land shall be shown on a plan which shall indicate which street line is to be considered the front lot line in the case of a corner lot and which shall show the location of all buildings and that the yards as required by the district provisions are provided around all boundaries of the lot or tract of land and that each building is distant from every other building by at least ½ of the height of the taller of the two buildings provided that the same encroachments into the distance separating buildings shall be permitted as are permitted into a required side yard and provided further that the same provisions with regard to parking spaces, manoeuvring spaces and access driveways shall be observed in the distance separating buildings as if that distance was a rear yard."

AND WHEREAS it is desired to amend the said Zoning By-Law No. 6593 by modifying Section 10 thereof, being the "D" (Urban Protected Residential One and Two Family Dwelling, etc.) District provisions by amending the said Zoning By-Law No. 6593 in order to establish special requirements.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 10 and Section 18 (8) of By-Law No. 6593 is hereby modified and amended by establishing special requirements for groups of buildings on lands located in the area between Roxborough Avenue and Martha Street, the said lands being more particularly described and outlined in red on the attached Plan of Survey marked Schedule "A" to this By-Law and the special requirements being more particularly described on the Plan marked Schedule "B" to this By-Law.

2. Subject to Section 1, the lands and premises more particularly described in Schedules "A" and "B", above, shall be subject to the requirements that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plans hereto annexed, as Schedules "A" and "B".

3. Sheet No. E 84 of The District Maps appended to and forming part of this said Zoning By-Law is hereby amended by marking the lands referred to in paragraph 1 above -- S-53.

4. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule S-53.

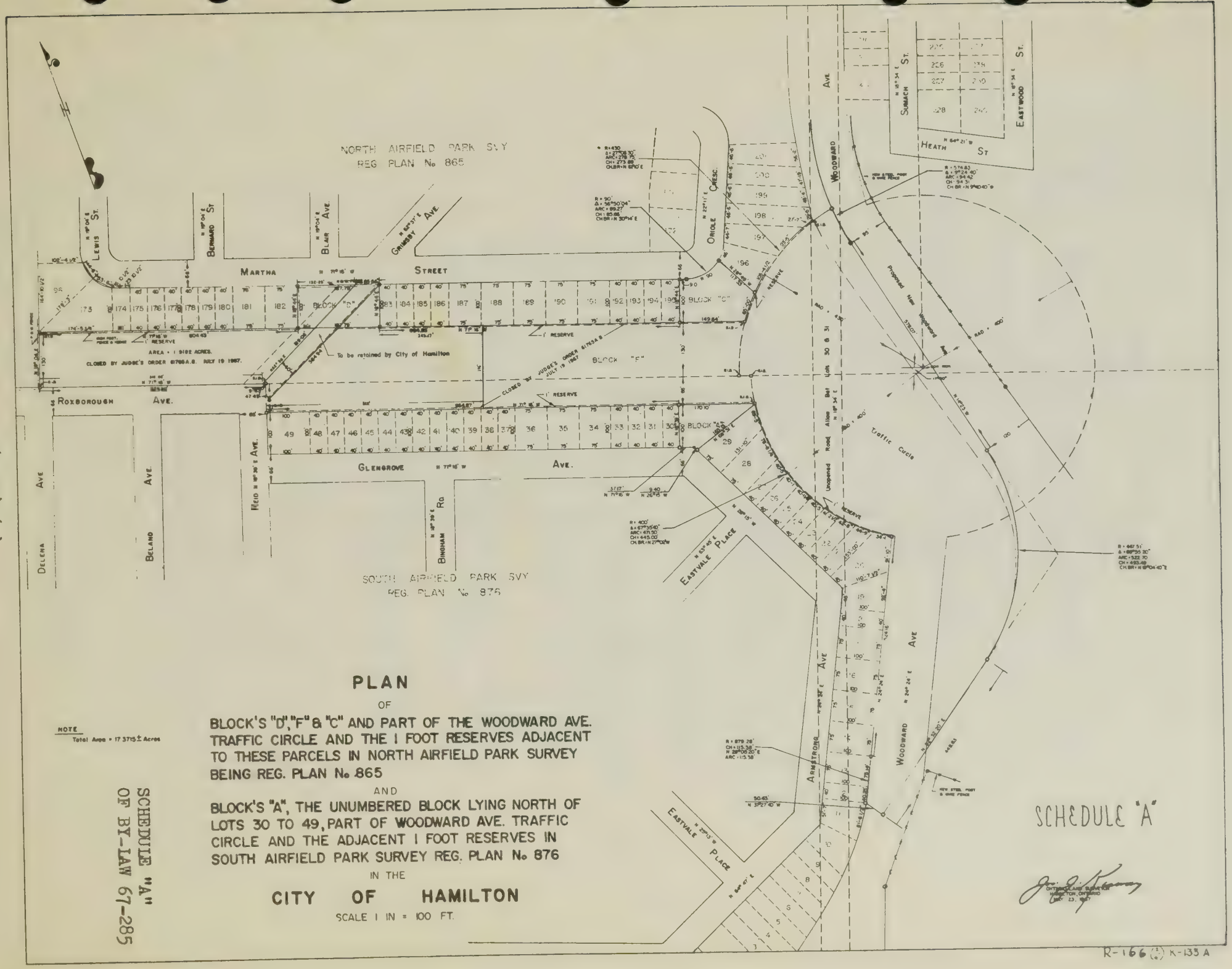
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 26th day of September, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



PLAN

OF

BLOCK'S "D", "F" & "C" AND PART OF THE WOODWARD AVE. TRAFFIC CIRCLE AND THE 1 FOOT RESERVES ADJACENT TO THESE PARCELS IN NORTH AIRFIELD PARK SURVEY BEING REG. PLAN No. 865

AND

BLOCK'S "A", THE UNUMBERED BLOCK LYING NORTH OF LOTS 30 TO 49, PART OF WOODWARD AVE. TRAFFIC CIRCLE AND THE ADJACENT 1 FOOT RESERVES IN SOUTH AIRFIELD PARK SURVEY REG. PLAN No. 876

IN THE

CITY OF HAMILTON

SCALE 1 IN = 100 FT.

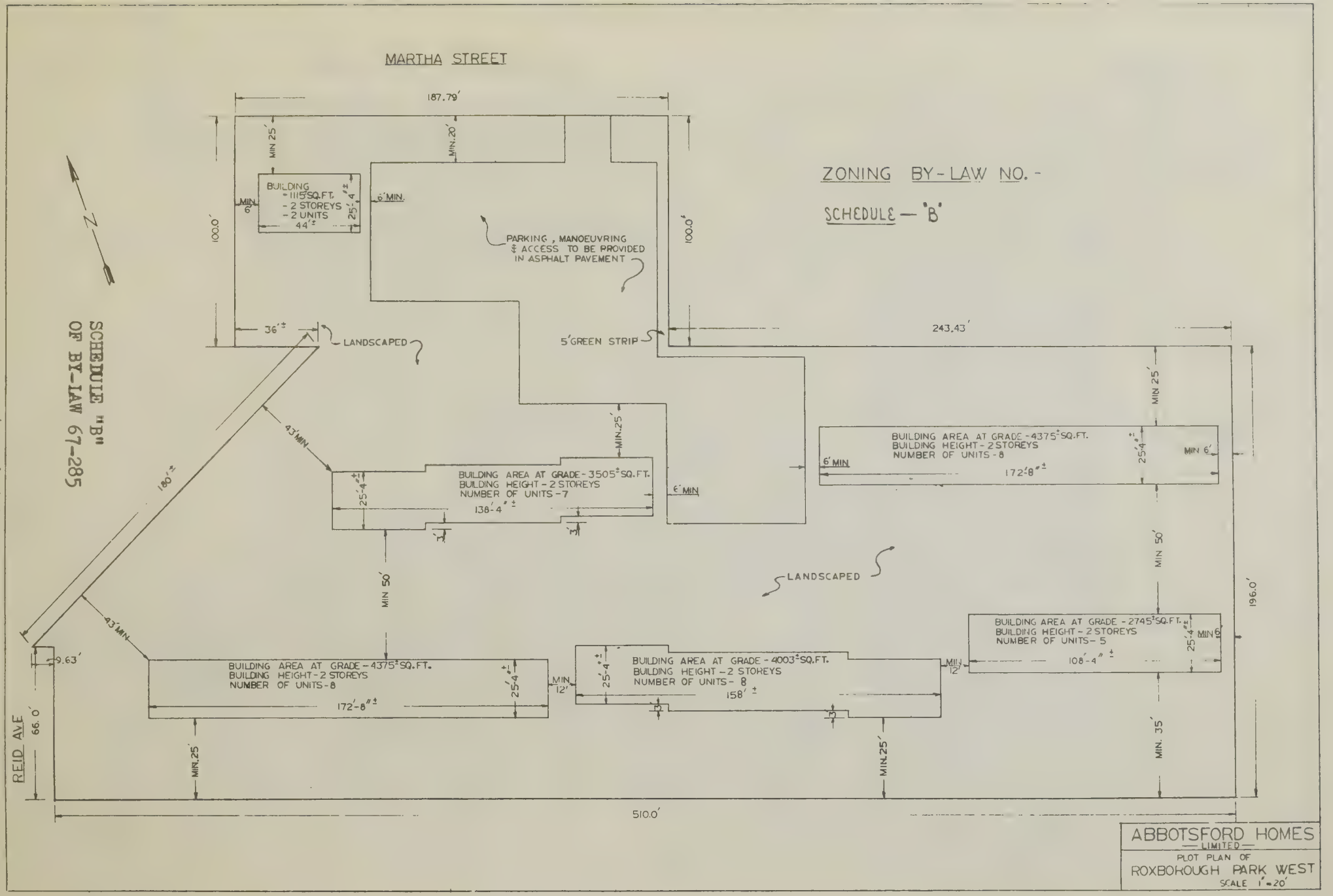
NOTE
Total Area = 17.3715± Acres

SCHEDULE "A"
OF BY-LAW 67-285

SCHEDULE "A"

(S-53) (b)

R-166 (1) K-135 A


MARTHA STREET
187.79'
MIN 25'
MIN. 20'
BUILDING
- 1115 SQ.FT.
- 2 STOREYS
- 2 UNITS
44'±
25'-4"±
MIN 6'
6' MIN.
100.0'
100.0'
PARKING, MANOEUVRING & ACCESS TO BE PROVIDED IN ASPHALT PAVEMENT
ZONING BY-LAW NO. -
SCHEDULE — 'B'
36'±
LANDSCAPED
5' GREEN STRIP
243.43'
MIN 25'
43' MIN
180'±
BUILDING AREA AT GRADE - 3505±SQ.FT.
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 7
138'-4"±
25'-4"±
MIN.25'
6' MIN
3'
3'
BUILDING AREA AT GRADE - 4375±SQ.FT.
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 8
172'-8"±
25'-4"±
MIN 6'
6' MIN
MIN 50'
LANDSCAPED
MIN 50'
196.0'
43' MIN
BUILDING AREA AT GRADE - 2745±SQ.FT.
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 5
108'-4"±
25'-4"±
MIN 6'
9.63'
BUILDING AREA AT GRADE - 4375±SQ.FT.
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 8
172'-8"±
25'-4"±
MIN 12'
BUILDING AREA AT GRADE - 4003±SQ.FT.
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 8
158'±
25'-4"±
MIN 12'
3'
3'
REID AVE
66.0'
MIN.25'
MIN.25'
MIN. 35'
510.0'
SCHEDULE "B" OF BY-LAW 67-285
ABBOTSFORD HOMES
— LIMITED —
PLOT PLAN OF
ROXBOROUGH PARK WEST
SCALE 1"=20'

(S-53) (c)

SCHEDULE S-54

BY-LAW NO. 67-331

To Amend The Zoning By-law Number 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-5 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by marking the hereinafter described lands 'S-54'.

2. The said Zoning By-law No. 6593 is hereby further amended by adding this amending By-law to Section 19B as Schedule 'S-54'.

3. Notwithstanding the provisions of the said Zoning By-law No. 6593, the hereinafter described lands, located on the east side of Hughson Street, may be used for the purpose of legal offices.

4. This amending By-law applies only to those lands located on the east side of Hughson Street, more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth and being composed of:

FIRSTLY, part of Lot Number One Hundred and Sixty-eight (168) situated on the south east corner of Young (formerly Catharina) and Hughson Streets in the said City of Hamilton, being a part of the survey made by the late George Hamilton, and which said parcel or tract of land may be described as follows:

COMMENCING at a point in the westerly boundary of said Lot One Hundred and Sixty-eight (168) on the east side of Hughson Street aforesaid Fifty-two Feet and Nine Inches (52' 9"), south of the southeast corner of Young and Hughson Streets:

THENCE southerly along said east side of Hughson Street, Fifty-two Feet and Nine Inches (52' 9") more or less to where a stake has been planted at the northwesterly angle of lands heretofore conveyed to Eliza Jane Jones;

THENCE easterly and parallel with Forest Avenue (formerly Maria Street) to the easterly boundary of said Lot;

THENCE following the easterly boundary of said Lot in a northerly direction Fifty-two Feet Nine Inches (52' 9") more or less to a point;

THENCE westerly parallel with Forest Avenue (formerly Maria Street) to the place of beginning; and

SECONDLY, part of Lot One Hundred and Eighty-five (185) and part of Lot One Hundred and Sixty-eight (168) in George Hamilton's Survey in Hamilton situate of the east side of Hughson Street between Forest Avenue (formerly Maria Street) and Young Street (formerly Catharina), and more particularly described as follows:

COMMENCING at a point where a post has been planted on the easterly limit of Hughson Street distant northerly from the north east corner of Hughson Street and Forest Avenue, One Hundred and Fifty-eight Feet Six Inches (158' 6");

THENCE southerly along the eastern limit of Hughson Street, Forty Feet (40' 0") to where a stake has been planted;

THENCE easterly parallel to the northerly limit of Forest Avenue a distance of One Hundred and Fourteen Feet (114' 0") more or less to the easterly limit of said Lot Number One Hundred and Eighty-five (185);

THENCE northerly along the easterly limits of said Lots One Hundred and Eighty-five (185) and One Hundred and Sixty-eight (168) a distance of Forty Feet (40' 0") more or less to a post;

THENCE westerly parallel to the northerly limit of Forest Avenue a distance of One Hundred and Ten Feet Three Inches (110' 3") more or less to the place of beginning; being the lands immediately south of and adjoining the lands firstly described.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 28th day of November, A.D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-55

BY-LAW NO. 67-329

To Amend The Zoning By-law Number 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-7 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by adding thereto the following:-

   "that a Thirty-six Square Foot (36 sq. ft.) sign be established on church property located at the south-west corner of Brucedale Avenue and East 9th Street, being composed of all of Lots 78 and 79, Centremount Plan of Subdivision, R. P. No. 495."

2. Sheet No. E-7 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands described in paragraph 1. above:--'S-55'.

3. The said Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule 'S-55'.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 28th day of November, A.D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-56

BY-LAW NO. 67-327

To Amend The Zoning By-Law Number 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-88 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands located on the west side of Mount Albion Road and more particularly shown on the Plan of Survey attached hereto as Schedule "A" and designated thereon as Block "G".

2. Sheet No. E-88 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby further amended by changing from "AA" (Agricultural) district to "DE-3" (Multiple Dwellings) district, those lands located on the west side of Mount Albion Road and more particularly shown on the Plan of Survey attached hereto as Schedule "A" and designated thereon as Block "A".

3. Sheet No. E-88 of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby further amended by changing from "AA" (Agricultural) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands located on the west side of Mount Albion Road and more particularly shown on the Plan of Survey attached hereto as Schedule "A" and designated thereon as Block "E".

4. The lands and premises referred to in paragraphs 2 and 3 above shall be subject, in addition to the "DE-3" and "E" District provisions of the Zoning By-Law No. 6593, to the further requirements that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "B".

5. Sheet No. E-88 of the District Maps, appended to and forming part of the said Zoning By-Law No. 6593, is hereby amended by marking the lands referred to in paragraphs 2 and 3 above:— 'S-56'.

6. The said Zoning By-Law No. 6593 is hereby further amended by adding this amending By-Law to Section 19 B as Schedule 'S-56'.

7. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

8. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

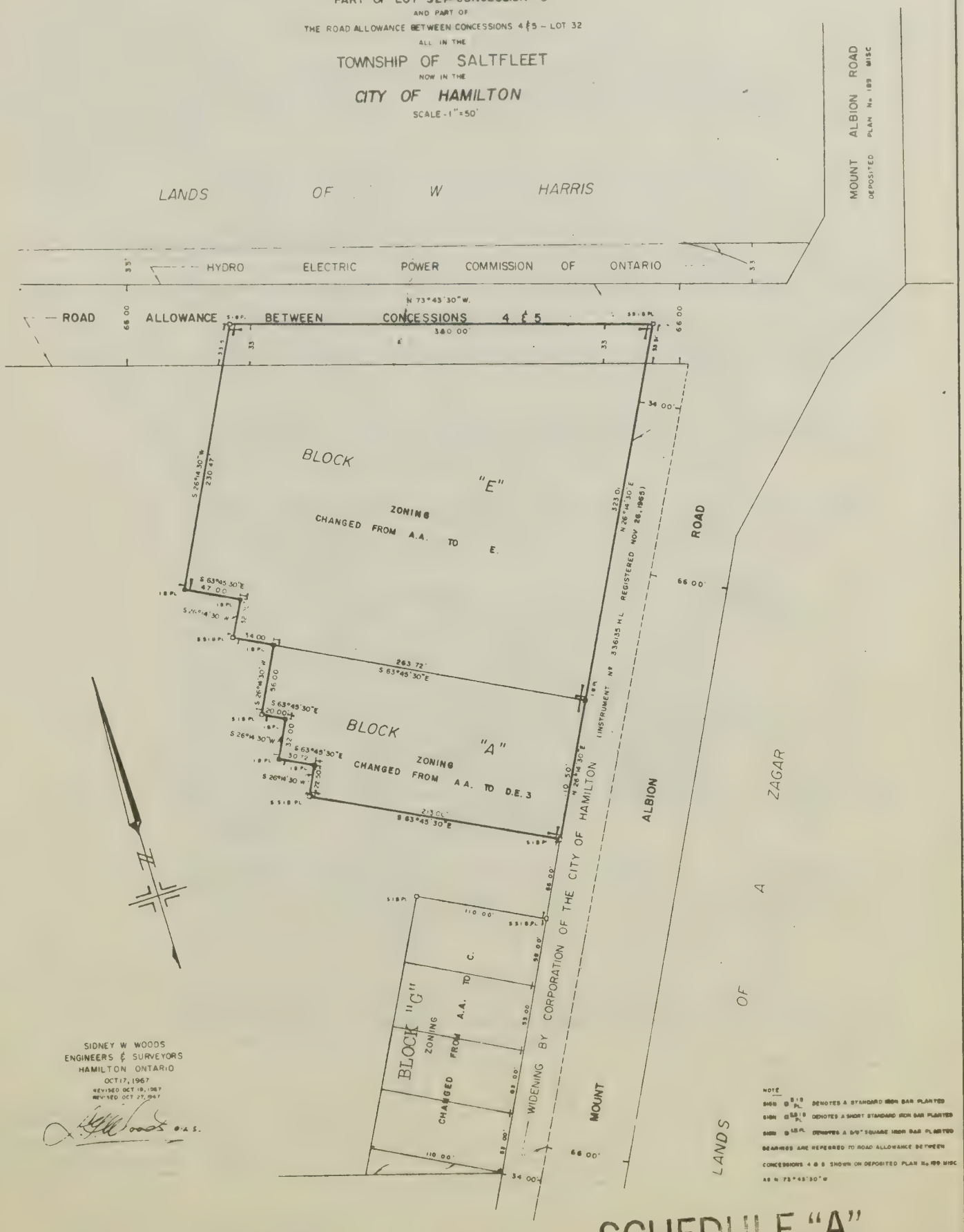
PASSED this 28th day of November, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

C - 2343 - I

PLAN SHOWING
PART OF LOT 32 CONCESSION 5
AND PART OF
THE ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5 - LOT 32
ALL IN THE
TOWNSHIP OF SALTFLEET
NOW IN THE
CITY OF HAMILTON
SCALE - 1" = 50'



SIDNEY W WOODS
ENGINEERS & SURVEYORS
HAMILTON ONTARIO
OCT 17, 1967
REVISED OCT 19, 1967
REVISED OCT 27, 1967

NOTE —
SIB ⊙ S.I.B. PL. DENOTES A STANDARD IRON BAR PLANTED
SIB ⊙ S.I.B. PL. DENOTES A SHORT STANDARD IRON BAR PLANTED
SIB ⊙ I.B. PL. DENOTES A 5/8" SQUARE IRON BAR PLANTED
BEARINGS ARE REFERRED TO ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5 SHOWN ON DEPOSITED PLAN No 189 MISC AS N 73°45'30" W

SCHEDULE "A"

OF BY-LAW 67-327

(3-56) (b)

C - 2343

PLAN SHOWING

PART OF LOT 32 — CONCESSION 5

AND PART OF

THE ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5 — LOT 32

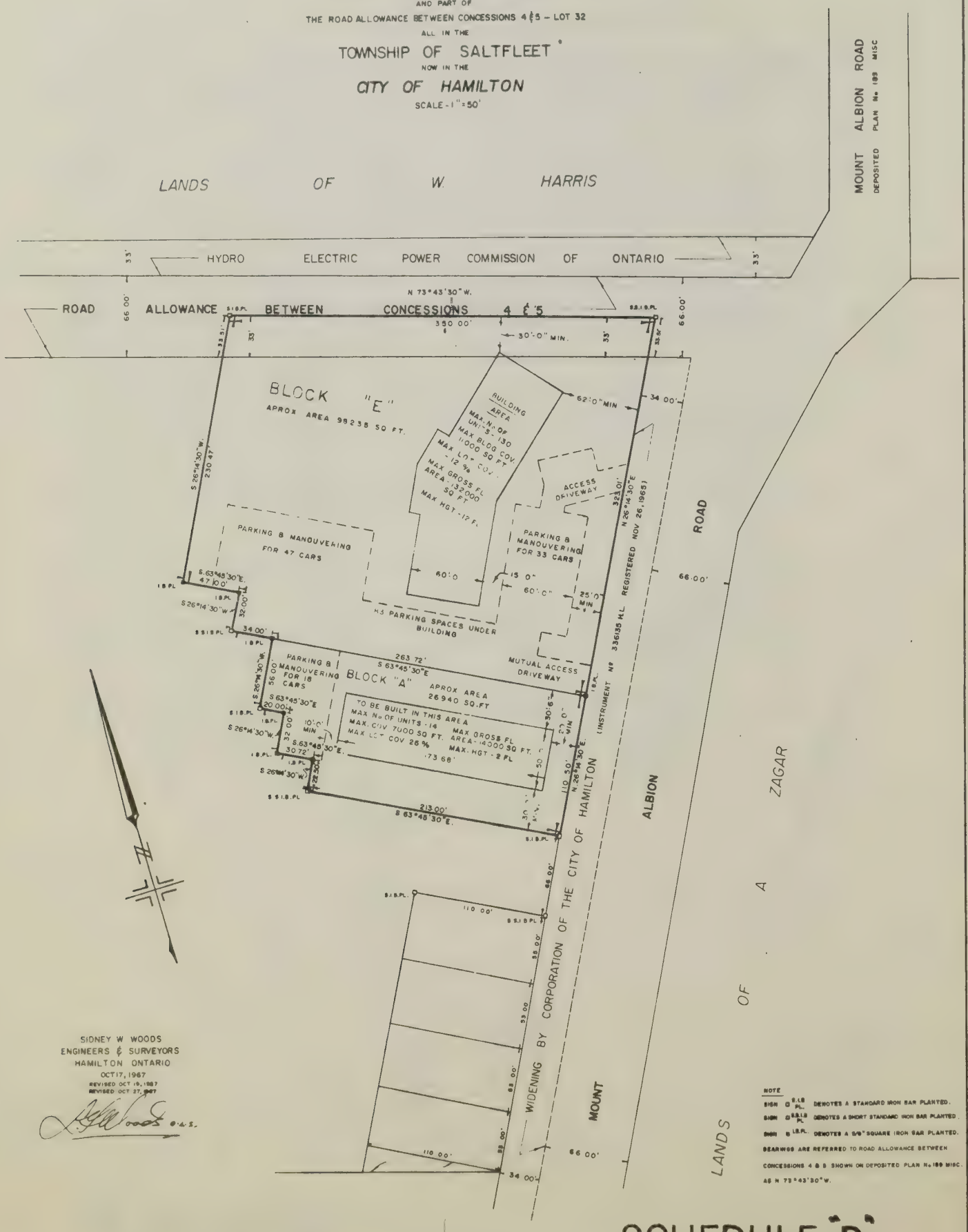
ALL IN THE

TOWNSHIP OF SALTFLEET

NOW IN THE

CITY OF HAMILTON

SCALE - 1" = 50'



SIDNEY W WOODS
ENGINEERS & SURVEYORS
HAMILTON ONTARIO
OCT 17, 1967
REVISED OCT 19, 1967
REVISED OCT 27, 1967

L. W. Woods O.L.S.

NOTE

SIGN ○ S.I.B.P. DENOTES A STANDARD IRON BAR PLANTED.

SIGN △ S.S.I.B.P. DENOTES A SHORT STANDARD IRON BAR PLANTED.

SIGN ■ I.B.P. DENOTES A 5/8" SQUARE IRON BAR PLANTED.

BEARINGS ARE REFERRED TO ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5 SHOWN ON DEPOSITED PLAN No 189 MISC. AS N 73°43'30" W.

SCHEDULE "B"

OF BY-LAW 67-327

(S-56) (c)

BY-LAW NO. 67-90

To Amend The Zoning By-Law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9a of the District Maps, appended to and forming part of the Zoning By-Law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district and "AA" (Agricultural) district, to "D" (Urban Protected Residential — One and Two Family Dwellings, etc.) district, those lands located north of Limeridge Road and west of Ridge Street, more particularly described as:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton in the County of Wentworth being composed of part of Park Lot Number Five (5) and part of Park Lot Number Six (6) as shown on a plan of survey prepared for David Hess, registered in the Registry Office for the Registry Division of Wentworth as Number 292; part of Township Lot Number Fourteen (14) in the Sixth Concession of the Township of Barton; all of Reserve "C" as shown on Registered Plan Number 1344; all now in the said City of Hamilton, and which said parcel or tract of land may be more particularly described as follows, that is to say:—

PREMISING the western limit of Ridge Street as shown on Registered Plan Number 1344 has an astronomic course of North Sixteen Degrees and Fifty Minutes East (N. 16° 50' E.) and relating all other bearings used herein thereto.

COMMENCING at an iron bar planted in the eastern limit of Park Lot Number Five (5) distant One Hundred and Fifty Feet (150') measured on a course of North Sixteen Degrees and Fifty Minutes East (N. 16° 50' E.) along the aforesaid eastern limit from an iron pipe planted at the southeastern corner thereof.

THENCE North Seventy Degrees and Forty-four Minutes West (N. 70° 44' W.) parallel with the southern limits of Park Lots Numbers Five (5) and Six (6) Three Hundred and Two Feet and Ten Inches (302' 10") more or less to a point in the western limit of Park Lot Number Six (6).

THENCE North Sixteen Degrees and Fifty-five Minuted East (N. 16° 55' E.) along the western limit of Park Lot Number Six (6) Registered Plan Number 292, Fifteen Feet (15') to an iron bar planted at the northeastern corner of a plan of subdivision known as "Bantry Survey" registered in the Registry Office for the Registry Division of Wentworth as Number 696.

THENCE North Seventy Degrees and Forty-four Minutes West (N. 70° 44' W.) along the northern limit of Registered Plan Number 696 One Hundred and Thirteen Feet (113') more or less to an iron bar planted which is distant Two Hundred Feet (200') measured on a course of South Seventy Degrees and Forty-four Minutes East (S. 70° 44' E.) along the aforesaid northern limit from a point in the eastern limit of Upper James Street (formerly the King's Highway Number 6) as widened and shown on a plan of survey prepared by the Department of Highways, Ontario, deposited in the Registry Office for the Registry Division of Wentworth as Number 355 Miscellaneous.

THENCE North Sixteen Degrees and Fifty-five Minutes East (N. 16° 55' E.) parallel with the eastern limit of Upper James Street as widened One Hundred and Thirty-two Feet (132') more or less to an iron bar planted at the southwestern corner of Lot Number Seventeen (17) as shown on a plan of survey known as "Greeningdon No. 8" registered in the Registry Office for the Registry Division of Wentworth as Number 1344.

THENCE South Seventy Degrees and Forty-four Minutes East (S. 70° 44' E.) along the southern limit of Lot Number Seventeen (17) and continuing along the southern limit of Block "A" as shown on Registered Plan Number 1344 One Hundred and Thirteen Feet (113') to an iron bar planted at the southeastern corner of Block "A".

THENCE North Sixteen Degrees and Fifty-five Minutes East (N. 16° 55' E.) along the eastern limit of Block "A" Twelve Feet and Three and Seven-eighths Inches (12' 3 7/8") to an iron bar planted.

THENCE southeasterly on a curve to the left having a radius of Seventy-five Feet (75') an arc length of Ninety-two Feet and Ten and Three-quarter Inches (92' 10¾") to an iron bar planted at the end of the said curve. The chord of the said arc having a length of Eighty-seven Feet and Seven-eighths of an Inch (87' 07/8") and a chord bearing of South Sixty-three Degrees and Thirty-nine Minutes and Twenty Seconds East (S. 63° 39' 20" E.)

THENCE South Seventy Degrees and Forty-seven Minutes East (S. 70° 47' E.) parallel with the northern limits of Park Lots Numbers Six (6) and Five (5) Registered Plan Number 292 and being also along the southern limit of the Sixty-six Foot (66') roadway known as Victor Boulevard as shown on Registered Plan Number 1344 Two Hundred and Sixteen Feet and Five and One-quarter Inches (216' 5¼") to an iron bar planted in the eastern limit of Park Lot Number Five (5).

THENCE South Sixteen Degrees and Fifty Minutes West (S. 16° 50' W.) along the eastern limit of the aforesaid Park Lot Number Five (5) and being also along the original western limit of Ridge Street One Hundred and Forty-eight and Eleven and Three-eighths Inches (148' 11 3/8") more or less to the place of beginning.

2. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation if its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

3. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of March, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

BY-LAW NO. 67-243

To Amend By-Law 67-90 which Amended the Zoning By-Law Number 6593

WHEREAS By-Law No. 67-90 to amend Zoning By-Law 6593 was passed on the 14th day of March, A. D. 1967:

AND WHEREAS the application for approval of the said By-Law came on for hearing before the Ontario Municipal Board on the 8th day of August, A. D. 1967;

AND WHEREAS the application for approval was considered at the hearing on the basis that the land described in By-Law No. 67-90 contained a description of the lands as therein set out as well as the lands which are the subject of the within By-Law;

AND WHEREAS the description of the lands which are the subject of this By-Law was intended to be included in the description of lands in By-Law No. 67-90;

AND WHEREAS the lands which are the subject of therewithin By-Law were through inadvertent error omitted from the description of lands in By-Law No. 67-90;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-Law No. 67-90, passed on the 14th day of March, A. D. 1967 is hereby amended by adding thereto the description of the lands in Schedule "A", so that the description of lands in By-Law No. 67-90 includes the description of lands therein set out and the description of lands which are the subject of the within By-Law.

PASSED this 29th day of August, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 67-243

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Park Lot Number Five (5) and part of Park Lot Number Six (6) as shown on a plan of survey prepared for David Hess, registered in the Registry Office for the Registry Division of Wentworth as Number 292 and which said parcel or tract of land may be more particularly described as follows, that is to say:

PREMISING the western limit of Ridge Street as shown on Registered Plan Number 1344 has an astronomic course of North sixteen degrees and fifty minutes East (N. 16° 50' E.) and relating all other bearings used herein thereto.

COMMENCING at an iron bar planted in the southern limit of Park Lot Number Five (5) distant fifty feet (50') measured on a course of North seventy degrees and forty-four minutes West (N. 70° 44' W.) along the aforesaid southern limit from an iron pipe planted at the southeastern corner thereof.

THENCE North sixteen degrees and fifty minutes East (N. 16° 50' E.) parallel with the eastern limit of Park Lot Number Five (5) one hundred and fifty feet (150') to an iron bar planted.

THENCE North seventy degrees and forty-four minutes West (N. 70° 44' W.) parallel with the southern limits of Park Lots Numbers Five (5) and Six (6) one hundred and fifty-two feet and ten inches (152' 10") more or less to a point which is distant one hundred feet (100') measured on a course of South seventy degrees and forty-four minutes East (S. 70° 44' E.) parallel with the southern limit of Park Lot Number Six (6) from a point in the western limit thereof.

THENCE South sixteen degrees and fifty-five minutes West (S. 16° 55' W.) parallel with the western limit of Park Lot Number Six (6) one hundred and fifty feet (150') to a point in the southern limit thereof.

THENCE South seventy degrees and forty-four minutes East (S. 70° 44' E.) along the southern limits of Park Lots Number Six (6) and Five (5) and being also along the northern limit of Limeridge Road East one hundred and fifty-three feet and three and one-half inches (153' 3½") more or less to the place of beginning.

BY-LAW NO. 67-335

To Amend By-Law No. 67-90 which amended The Zoning By-Law No. 6593.

WHEREAS By-Law No. 67-90 to establish a change of zoning from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential —

one and two family dwellings, etc.) district was heard by The Ontario Municipal Board at City Hall in the City of Hamilton on Tuesday, August 8, 1967;

AND WHEREAS By-Law 67-90 was amended by By-Law 67-243 in order to correct an inadvertance in the description of land in By-Law 67-90;

AND WHEREAS the Order of The Ontario Municipal Board dated the 20th day of October, 1967 did issue and provides (inter alia) "if By-Law 67-90 as amended by By-Law 67-243 is further amended to so limit the density so that the density should not exceed 12 units to the acre", that the said By-Laws would be recommended for approval;

AND WHEREAS it is the intention of this By-Law to implement the said order of the Board;

NOW THEREFORE The Council of The Corporation of the City of Hamilton enacts as follows:

1. By-Law No. 67-90 as amended by By-Law 67-243 is amended by adding thereto the following section immediately preceding section 2 of By-Law 67-90.

"1A. The density on the parcel or tract of land herein shall not exceed 12 units to the acre."

2. Sheet No. E-9a of the District Maps Appended to and forming part of the said Zoning By-Law No. 6593 is hereby amended by marking the lands referred to in paragraph 1. of By-Law No. 67-90, as amended by By-Law No. 67-243, passed by City Council on the 14th day of March and the 29th day of August, 1967, respectively:-- 'S-57'.

3. The said Zoning By-Law No. 6593 is further amended by adding this amending By-Law to Section 19 B as Schedule 'S-57'.

PASSED this 28th day of November, A. D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-58

BY-LAW NO. 67-357

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-17 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D., 1950, is hereby amended by changing from "G-1" (Designed Shopping Centre) district to "H" (Community Shopping and Commercial, etc.) district, that parcel of land described as:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in the County of Wentworth, in the Province of Ontario being composed of part of Block "A" according to a subdivision known as Westmount Plaza, the plan thereof registered in the Registry Office for the Registry Division of Wentworth as Number 1226, and which parcel or tract of land may be more particularly described as follows, that is to say:-

COMMENCING at an iron bar planted at the northwestern corner of Block "A" being the intersection of the southern limit of San Road with the eastern limit of West 16th Street;

THENCE southerly along the western limit of the said Block "A" and being the eastern limit of West 16th Street, One Hundred and Fifty Feet (150.00') to a point;

THENCE easterly in a straight line, Two Hundred and Forty-six and Fifty-five One-hundredths Feet (246.55') more or less to a point in the eastern limit of the aforesaid Block "A" being the western limit of West 15th Street, the said point being distant One Hundred and Fifty Feet (150.00') measured southerly along the said western limit of West 15th Street from an iron bar planted at the northeastern corner of the aforesaid Block "A";

THENCE northerly along the aforesaid western limit of West 15th Street, One Hundred and Fifty Feet (150.00') to an iron bar planted at the northeastern corner of the aforesaid Block "A";

THENCE westerly along the northern limit of the aforesaid Block "A" and being along the southern limit of San Road. Two Hundred and Forty-four and Sixty-four One-hundredths Feet (244.64') more or less to the point of commencement.

THE ABOVE-DESCRIBED parcel of land contains by admeasurement, Eight Hundred and Forty-six One-Thousandths acres (0.846 acres) be the same more or less.

2. The said Sheet No. W-17 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D., 1950, is hereby further amended by changing from "G-1" (Designed Shopping Centre) district to "C" (Urban Protected Residential, etc.) district, that parcel of land described as:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in the County of Wentworth, in the Province of Ontario, being composed of part of Block "A" according to a subdivision known as Westmount Plaza, the plan thereof registered in the Registry Office for the Registry Division of Wentworth as Number 1226, and which parcel or tract of land may be more particularly described as follows, that is to say:-

COMMENCING at a point in the western limit of Block "A" being the eastern limit of West 16th Street, distant One Hundred and Fifty Feet (150.00') measured southerly along the western limit of the aforesaid Block "A" from an iron bar planted at the northwestern corner thereof, the last mentioned corner being the intersection of the eastern limit of West 16th Street with the southern limit of San Road.

THENCE easterly in a straight line Two Hundred and Forty-six and Fifty-five One-hundredths Feet (246.55') more or less to a point in the eastern limit of the aforesaid Block "A", being the western limit of West 15th Street, the said point being distant One Hundred and Fifty Feat (150.00') measured southerly along the eastern limit of the aforesaid Block "A" from an iron bar planted at the northeastern corner thereof, the last mentioned corner being the intersection of the western limit of West Fifteenth Street with the southern limit of San Road;

THENCE southerly along the western limit of West 15th Street, and being along the eastern limit of the aforesaid Block "A" One Hundred and Sixty-six Feet (166.00') more or less to an iron bar planted at the southeastern corner thereof.

THENCE westerly along the southern limit of the aforesaid Block "A" Two Hundred and Forty-eight and Sixty-six One Hundredths Feet (248.66') more or less to an iron bar planted at the southwestern corner thereof, being in the eastern limit of West 16th Street;

THENCE northerly along the western limit of the aforesaid Block "A" and being along the eastern limit of West 16th Street One Hundred and Sixty-six Feet (166.00') more or less to the point of commencement.

THE ABOVE DESCRIBED parcel of land contains by admeasurement Nine Hundred and Forty-three One-thousands Acres (0.943 acres) be the same more or less.

3. The lands described in paragraphs 1. and 2. above shall be subject, in addition to the "H" District and "C" District provisions of the Zoning By-law No. 6593, to the further requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A".

4. Sheet No. W-17 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands described in paragraphs 1. and 2. above-'S-58'.

5. The said Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule 'S-58'.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

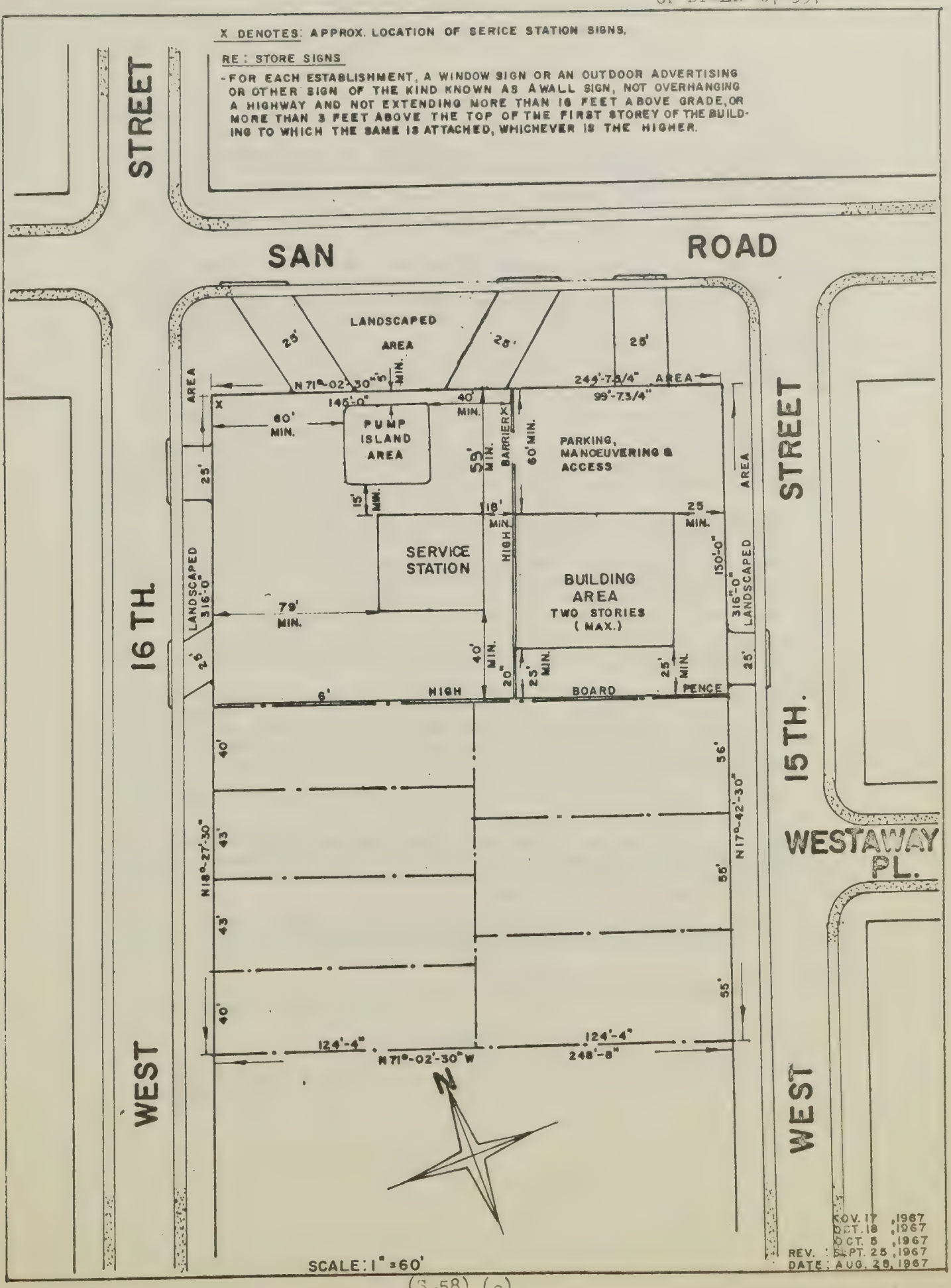
PASSED this 19th day of December, A.D. 1967.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A"

of BY-LAW 67-357



(S-58) (a)

SCHEDULE S-59

BY-LAW NO. 67-358

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D., 1950, is hereby amended by marking the hereinafter described lands 'S-59'.

2. The said Zoning By-law No. 6593 is hereby further amended by adding this amending By-law to Section 19B as Schedule 'S-59'.

3. Notwithstanding the provisions of the said Zoning By-law No. 6593, a variance from the "G" (Neighbourhood Shopping Centre, etc.) District provisions will be allowed so as to permit the establishment of three apartment units together with commercial uses, on the hereinafter described lands, located at the north-west corner of Upper Wellington Street and Luscombe Street.

4. This amending By-law applies only to those lands located on the northwest corner of Upper Wellington Street and Luscombe Street, more particularly described as follows:

ALL AND SINGULAR that certain parcel or tract of land situate, lying and being in the City of Hamilton, in the County of Wentworth and being composed of part of Lot 13, Concession 6, Township of Barton, now in the City of Hamilton, and which part of said lot may be more particularly described as follows:

COMMENCING at a concrete monument marking the intersection of the northerly limit of Luscombe Street and the westerly limit of Upper Wellington Street;

THENCE northerly along the westerly limit of Upper Wellington Street, Fifty-seven Feet Seven Inches (57' 7") to a point;

THENCE westerly in a straight line One Hundred and Fifty Feet (150') to a point in a line drawn parallel with the westerly limit of Upper Wellington Street and distant Fifty-six Feet Three-quarter Inches (56' $\frac{3}{4}$") measured northerly at right angles from the northerly limit of Luscombe Street;

THENCE southerly along such last mentioned line, Fifty-six Feet Three-quarter Inches (56' $\frac{3}{4}$") to a point in the northerly limit of Luscombe Street which point is distant One Hundred and Fifty Feet (150') westerly from the concrete monument planted at the intersection of the northerly limit of Luscombe Street and the westerly limit of Upper Wellington Street;

THENCE easterly along the northerly limit of Luscombe Street, One Hundred and Fifty Feet (150') to the place of beginning.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 19th day of December, A.D. 1967.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-61

BY-LAW NO. 68-11

To Amend The Zoning By-law No. 6593

WHEREAS subsection 8 of Section 18 of Zoning By-law No. 6593 passed on the 25th day of July, A.D. 1950 sets out that:-

"(8) Notwithstanding subsection (3) of Section 4 of this By-law a group of row dwellings or multiple dwellings or row dwellings and multiple dwellings may be erected, altered, extended or enlarged on any lot or tract of land in a district in which such a use is permitted by this By-law provided that the district provisions are modified by an amendment to this By-law and the addition to Section 19B thereof of an appropriate schedule requiring compliance with the following special requirements:

The entire lot or tract of land shall be shown on a plan which shall indicate which street line is to be considered the front lot line in the case of a corner lot and which shall show the location of all buildings and that the yards as required by the district provisions are provided around all boundaries of the lot or tract of land and that each building is distant from every other building by at least ½ of the height of the taller of the two buildings provided that the same encroachments into the distance separating buildings shall be permitted as are permitted into a required side yard and provided further that the same provisions with regard to parking spaces, manoeuvring spaces and access driveways shall be observed in the distance separating buildings as if that distance was a rear yard."

AND WHEREAS it is desired to amend the said Zoning By-law No. 6593 by modifying Section 10A thereof, being "DE" (Low Density Multiple Dwellings) District provisions by amending the said Zoning By-law No. 6593 in order to establish special requirements in accordance with subsection 8 of Section 18 of the said Zoning By-law:

AND WHEREAS it is also desired that the clause in subsection 8 of Section 18 of the Zoning By-law 6593, "and provided further that the same provisions with regard to parking spaces, manoeuvring spaces and access driveways shall be observed in the distance separating buildings as if the distance was a rear yard", shall not apply to the subject lands more particularly described in the attached Plan of Survey marked Schedule "A" to this By-law:

AND WHEREAS it is intended that the special requirements set out in subsection 8 of Section 18 of Zoning By-law 6593 shall apply save and except the aforementioned clause:

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 10A and subsection 8 of Section 18 of By-law 6593 are hereby modified and amended by establishing special requirements for groups of buildings on the lands more particularly described on the attached Plan of Survey marked Schedule "A" to this By-law, the special requirements being more particularly described in Schedules "B1" and "B2" to this By-law.

2. Subject to Section 1., the lands more particularly described in Schedule "A" above, shall be subject to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any lands be used except in accordance with the requirements more particularly described and hereto annexed as Schedule "B1" and Schedule "B2".

3. Sheet No. E-84 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1 above,--'S-61'.

4. The said Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule--'S-61'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

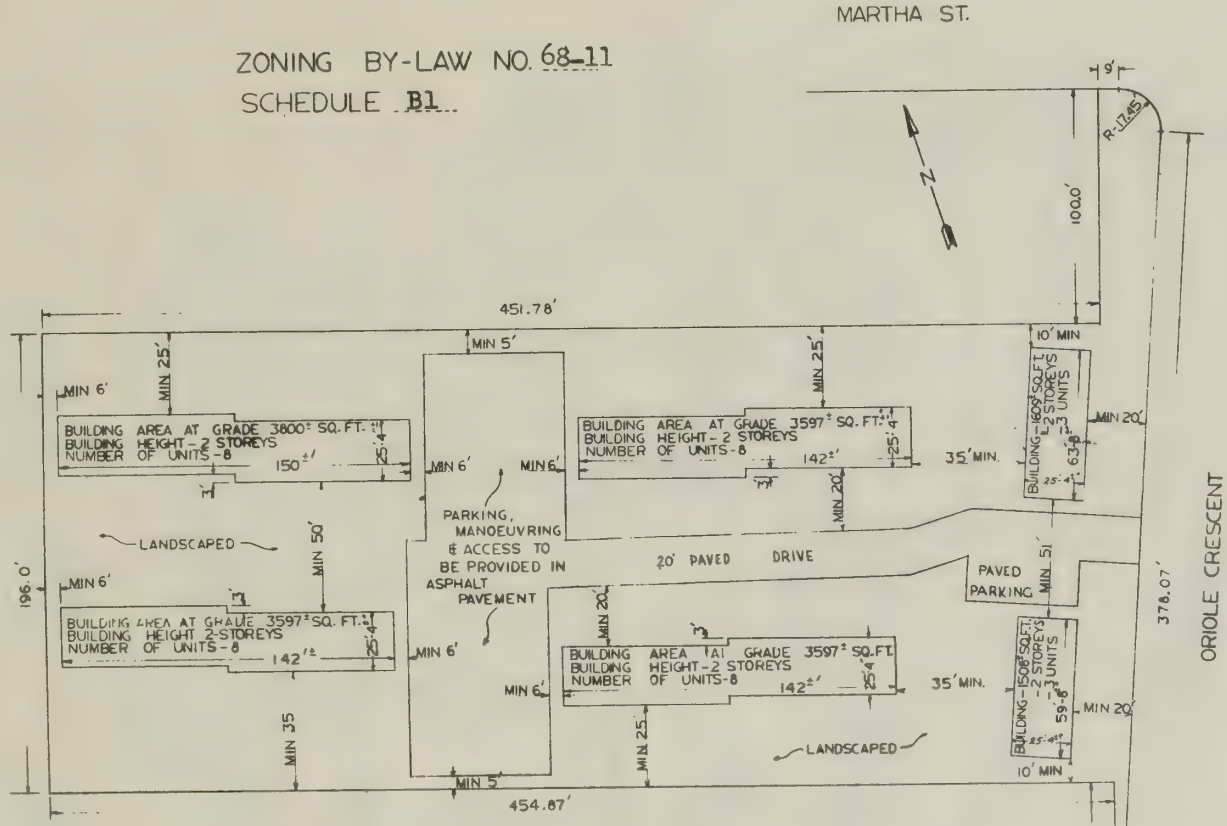
PASSED this 9th day of January, A.D. 1968.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

(S-61)(c)

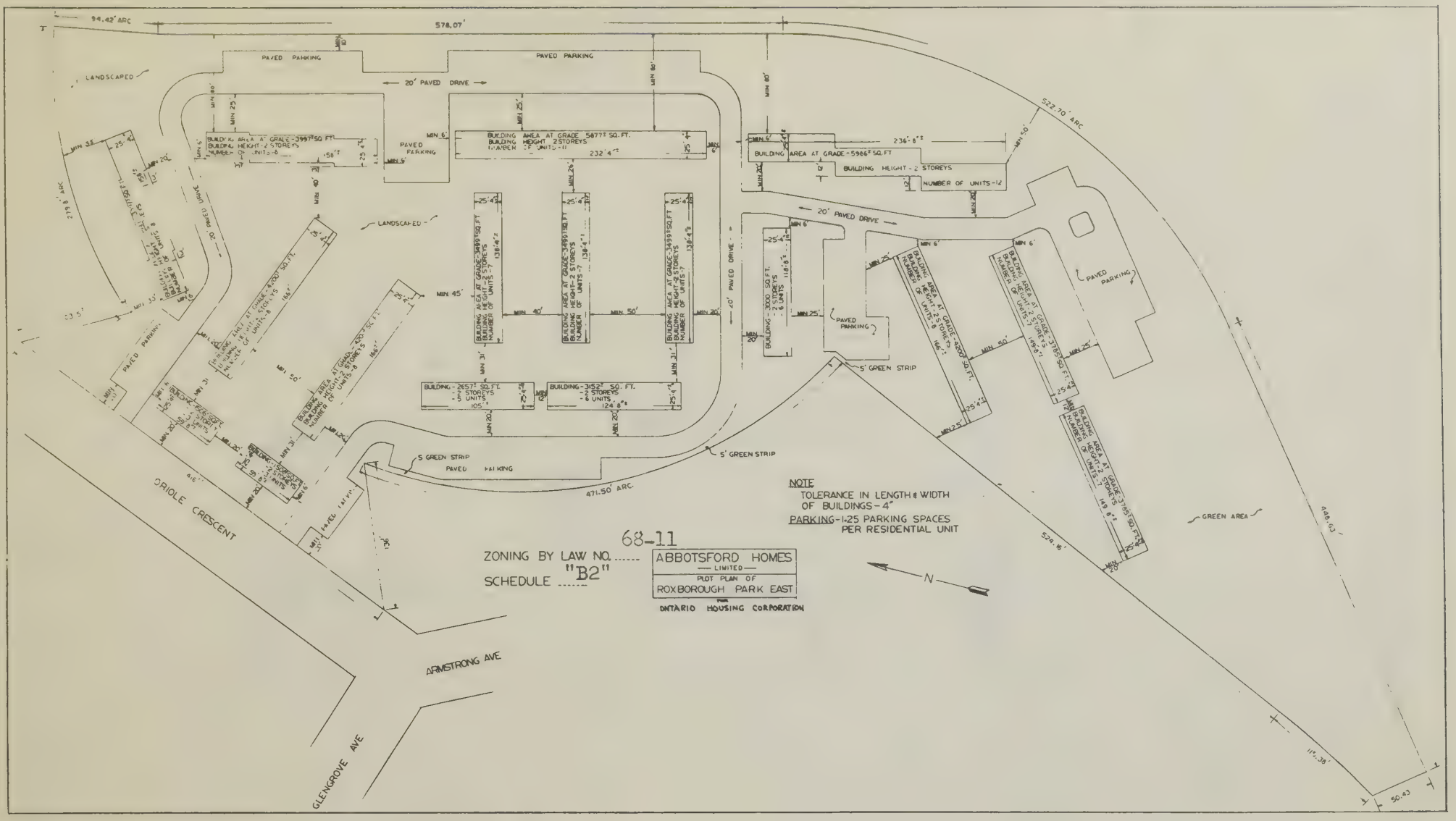
ZONING BY-LAW NO. 68-11
SCHEDULE B1



NOTE
TOLERANCE IN LENGTH & WIDTH OF BUILDINGS - 4"

PARKING - 1.25 PARKING SPACES PER RESIDENTIAL UNIT

ABBOTSFORD HOMES
— LIMITED —
PLOT PLAN OF
ROXBOROUGH PARK EAST
FOR
ONTARIO HOUSING CORPORATION


94.42' ARC
578.07'
PAVED PARKING
PAVED PARKING
LANDSCAPED
20' PAVED DRIVE
MIN 80'
MIN 25'
BUILDING AREA AT GRADE - 3997 SQ FT
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 8
158'-7"
25'-4"
PAVED PARKING
MIN 6'
BUILDING AREA AT GRADE 5877 SQ. FT.
BUILDING HEIGHT 2 STOREYS
NUMBER OF UNITS - 11
232'-4"
522.70' ARC
MIN 5'
236'-8"
BUILDING AREA AT GRADE - 5986 SQ FT
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 12
MIN 50'
MIN 20'
279.8' ARC
MIN 35'
MIN 30'
LANDSCAPED
20' PAVED DRIVE
MIN 6'
25'-4"
BUILDING AREA AT GRADE - 3499 SQ.FT
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 7
138'-4"
MIN 40'
MIN 50'
MIN 20'
BUILDING - 3700 SQ.FT.
- 3 STOREYS
- 6 UNITS
118'-6"
MIN 25'
PAVED PARKING
MIN 6'
BUILDING AREA AT GRADE - 4800 SQ. FT.
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 8
166'-7"
MIN 50'
MIN 25'
PAVED PARKING
MIN 6'
BUILDING AREA AT GRADE - 3785 SQ. FT.
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 7
149'-8"
MIN 45'
MIN 31'
BUILDING AREA AT GRADE - 4200 SQ.FT.
BUILDING HEIGHT - 2 STOREYS
NUMBER OF UNITS - 8
166'-7"
MIN 50'
MIN 31'
BUILDING - 2657 SQ. FT.
- 2 STOREYS
- 5 UNITS
105'-5"
BUILDING - 3152 SQ. FT.
- 2 STOREYS
- 6 UNITS
124'-8"
MIN 20'
5' GREEN STRIP
5' GREEN STRIP
PAVED PARKING
471.50' ARC
ORIOLE CRESCENT
ARMSTRONG AVE
GLENGROVE AVE
GREEN AREA
529.16'
488.63'
11'-.38'
50.63'
NOTE
TOLERANCE IN LENGTH & WIDTH
OF BUILDINGS - 4"
PARKING - 1.25 PARKING SPACES
PER RESIDENTIAL UNIT
68-11
ZONING BY LAW NO. .....
SCHEDULE ..... "B2"
ABBOTSFORD HOMES
— LIMITED —
PLOT PLAN OF
ROXBOROUGH PARK EAST
FOR
ONTARIO HOUSING CORPORATION
N

(p)(61)(a)

SCHEDULE S-62

BY-LAW NO. 68-42

To Amend The Zoning By-law No. 6593

WHEREAS it is desired to amend the Zoning By-law No. 6593 passed on the 25th day of July, A.D. 1950, by changing the District provisions of part of the lands described in Schedule "A" appended to and forming part of this By-law;

AND WHEREAS it is desired to increase the percentage of occupancy by Class A dwelling units of the available gross floor area in the building proposed to be erected and to provide for hotel bedrooms in one area of the said building, which building is more particularly described in the plan hereto annexed and designated as Schedule "B":

AND WHEREAS it is desired to construct a Class A dwelling unit in the second storey of the building proposed to be erected and more particularly described as located in the "Area For Apartment Building" in the said Schedule "B";

AND WHEREAS it is necessary to exempt the lands described in Schedule "A" from the provisions of clause (1a) of subsection 1 of Section 15A, being "HI" (Civic Centre Protected Districts) District provisions in order to accomplish the purposes set out in the second and third paragraphs immediately preceding;

NOW THEREFORE The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-5 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended by changing from "E-3" (High Density Multiple Dwellings) district to "HI" (Civic Centre Protected Districts) district, those lands more particularly described in the preamble "AND SECONDLY" in Schedule "A" appended to and forming part of this By-law and presently zoned "E-3".

2. All the lands more particularly described in the said Schedule "A" shall be subject to the "HI" District provisions of the said Zoning By-law No. 6593 save and except clause (1a) of subsection 1 of Section 15A of the said Zoning By-law.

3. All the lands more particularly described in the said Schedule "A" shall be subject to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used

   (a) for any other uses than those uses set out in Section 15A and

      (i) Class A dwelling units in the same area of the building with a hotel; and additionally

      (ii) Class A dwelling units solely occupying a separate area of the building;

      provided that at least sixty per cent of the gross floor areas of the building is occupied by Class A dwelling units and hotel bedrooms, not more than eighty per cent of which is occupied by Class A dwelling units, one of which Class A dwelling unit is in the second storey of the building area specified in subclause (ii), and

   (b) except in accordance with the plan hereto annexed and designated Schedule "B".

4. Sheet No. W-5 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands described in Schedule "A" to this By-law: 'S-62'.

5. The said Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule 'S-62'.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of January, A.D. 1968.

E. A. Simpson,
City Clerk.

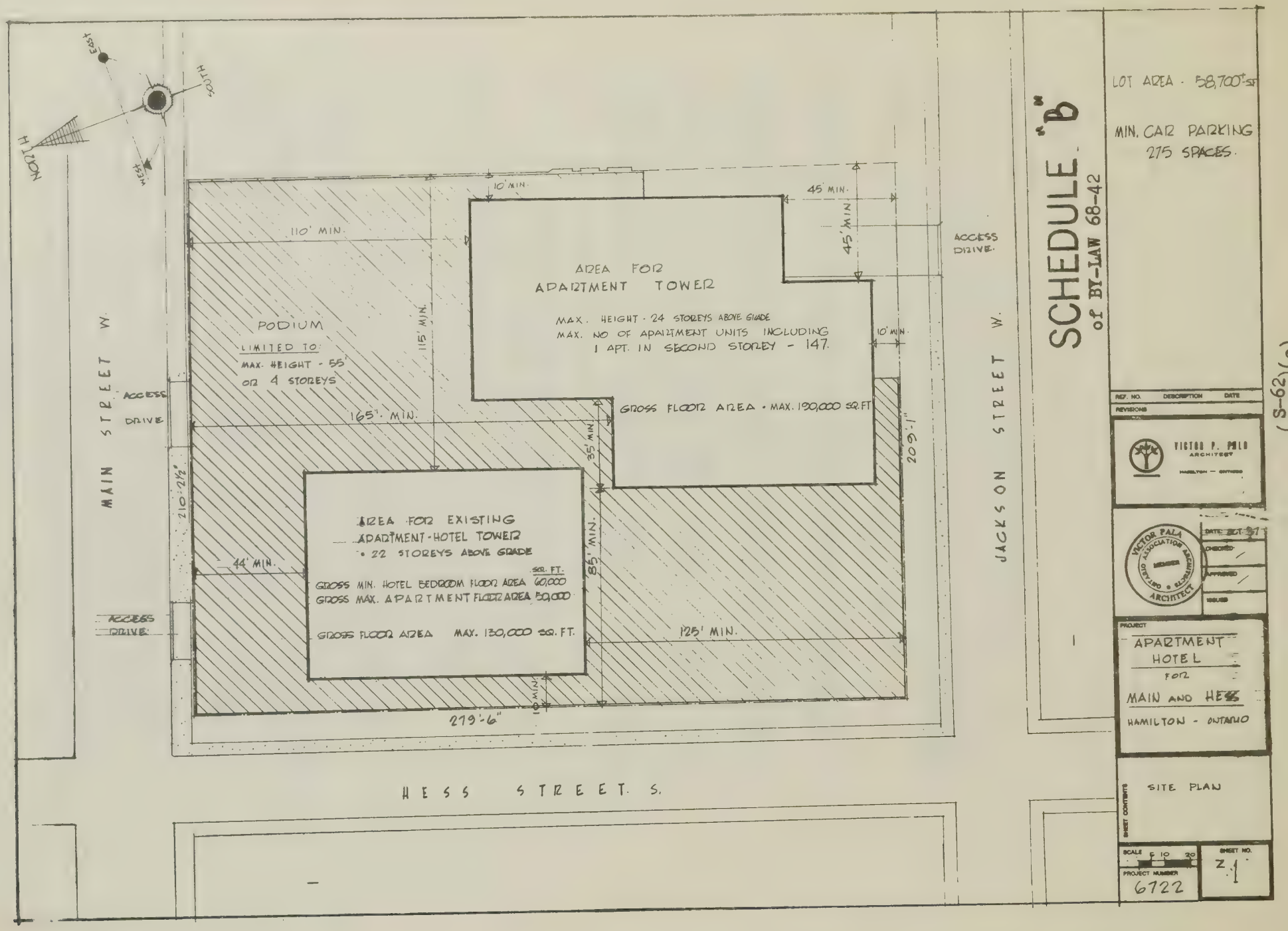
Victor Copps,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 68-42

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in the County of Wentworth, Province of Ontario and being composed of:

FIRSTLY: Lots Seven (7), Eight (8), Nine (9) and Ten (10) on the south side of Main Street West in the block between Caroline and Hess Streets in George S. Tiffany's Survey in the said City of Hamilton.

AND SECONDLY: Lots Seven (7), Eight (8), Nine (9) and Ten (10) on the north side of Jackson Street in the block between Caroline and Hess Streets in George S. Tiffany's Survey in the said City of Hamilton.


EAST
SOUTH
WEST
NORTH
MAIN STREET W.
ACCESS DRIVE
10' MIN.
45' MIN.
45' MIN.
110' MIN.
115' MIN.
AREA FOR APARTMENT TOWER
MAX. HEIGHT - 24 STOREYS ABOVE GRADE
MAX. NO OF APARTMENT UNITS INCLUDING 1 APT. IN SECOND STOREY - 147.
PODIUM
LIMITED TO:
MAX. HEIGHT - 55'
OR 4 STOREYS
10' MIN.
GROSS FLOOR AREA - MAX. 190,000 SQ. FT.
165' MIN.
35' MIN.
206'-1"
210'-2½"
AREA FOR EXISTING APARTMENT-HOTEL TOWER
- 22 STOREYS ABOVE GRADE
SQ. FT.
GROSS MIN. HOTEL BEDROOM FLOOR AREA 60,000
GROSS MAX. APARTMENT FLOOR AREA 50,000
GROSS FLOOR AREA MAX. 130,000 SQ. FT.
85' MIN.
44' MIN.
125' MIN.
ACCESS DRIVE
10' MIN.
279'-6"
JACKSON STREET W.
HESS STREET S.
SCHEDULE "B"
of BY-LAW 68-42
LOT AREA - 58,700± SF
MIN. CAR PARKING
275 SPACES.
REF. NO. DESCRIPTION DATE
REVISIONS
VICTOR P. MILO
ARCHITECT
HAMILTON - ONTARIO
VICTOR PALA
ONTARIO ASSOCIATION OF ARCHITECTS
ARCHITECT
DATE: OCT. '67
CHECKED
APPROVED
ISSUED
PROJECT
APARTMENT HOTEL
FOR
MAIN AND HESS
HAMILTON - ONTARIO
SHEET CONTENTS
SITE PLAN
SCALE 0 10 20
SHEET NO.
Z.1
PROJECT NUMBER
6722

(S-62)(c)

SCHEDULE S-63 and SCHEDULE S-64

BY-LAW NO. 68-92

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-86 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "DE-3" (Multiple Dwellings) district, those lands described in Schedule "A" appended to and forming part of this By-law.

2. Sheet No. E-87 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "DE-3" (Multiple Dwellings) district, those lands described in Schedule "B" appended to and forming part of this By-law.

3. The lands described in Schedule "A" shall be subject to the "DE-3" (Multiple Dwellings) district provisions except that

   (a) in lieu of subsection 2 of Section 10C of the said Zoning By-law No. 6593, no building shall exceed two storeys and no structure other than a building shall exceed thirty-five feet;

   (b) no building shall contain more than four residential units.

4. The lands described in Schedule "B" shall be subject to the "DE-3" (Multiple Dwellings) district provisions except that

   (a) in lieu of subsection 2 of Section 10C of the said Zoning By-law No. 6593, no building shall exceed two storeys and no structure other than a building shall exceed thirty-five feet;

   (b) no building shall contain more than ten residential units.

5. The lands described in Schedule "A" shall be subject to the further requirement that no building or structure shall be erected, altered, extended or enlarged except in accordance with provision of Section 3 of this By-law.

6. The lands described in Schedule "B" shall be subject to the further requirement that no building or structure shall be erected, altered, extended or enlarged except in accordance with provision of Section 4 of this By-law.

7. Sheet No. E-86 of the District Maps, appended to and forming part of the Zoning By-law No. 6593 is hereby amended by marking the lands described in Schedule "A" to this By-law-'S-63'.

8. Sheet No. E-87 of the District Maps, appended to and forming part of the Zoning By-law No. 6593 is hereby amended by marking the lands described in Schedule "B" to this By-law--'S-64'.

9. The Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule 'S-63' and Schedule 'S-64'.

10. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

11. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 12th day of March, A.D. 1968.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 68-92

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being part of Lot 31, Concession 4 in the Township of Saltfleet now in the City of Hamilton and being composed of:

All of Lot 1 on the east side of Mount Albion Road in Red Hill Glendale Estates No. 1, Plan of Subdivision, M-2.

SCHEDULE "B" TO BY-LAW NO. 68-92

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being part of Lot 31, Concession 4 in the Township of Salfleet now in the City of Hamilton and being composed of:

All of Lots 2, 3, 4 and 5 on the east side of Mount Albion Road in Red Hill Glendale Estates No. 1, Plan of Subdivision, M-2.

SCHEDULE S-65

BY-LAW NO. 68-100

To Amend The Zoning By-law Number 6593

WHEREAS subsection 8 of Section 18 of Zoning By-law No. 6593 passed on the 25th day of July, A.D. 1950, sets out that:

"(8) Notwithstanding subsection (3) of Section 4 of this By-law a group of row dwellings or multiple dwellings or row dwellings and multiple dwellings may be erected, altered, extended or enlarged on any lot or tract of land in a district in which such a use is permitted by this By-law provided that the district provisions are modified by an amendment to this By-law and the addition to Section 19B thereof of an appropriate schedule requiring compliance with the following special requirements:

The entire lot or tract of land shall be shown on a plan which shall indicate which street line is to be considered the front lot line in the case of a corner lot and which shall show the location of all buildings and that the yards as required by the district provisions are provided around all boundaries of the lot or tract of land and that each building is distant from every other building by at least ½ of the height of the taller of the two buildings provided that the same encroachments into the distance separating buildings shall be permitted as are permitted into a required side yard and provided further that the same provisions with regard to parking spaces, manoeuvring spaces and access driveways shall be observed in the distance separating buildings as if that distance was a rear yard."

AND WHEREAS it is desired to amend the said Zoning By-law No. 6593 by modifying Section 10A thereof, being "DE" (Low Density Multiple Dwellings) District provisions by amending the said Zoning By-law No. 6593 in order to establish special requirements in accordance with subsection 8 of Section 18;

AND WHEREAS it is intended that the special requirements set out in subsection 8 of Section 18 of the said Zoning By-law No. 6593 shall apply;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 10A of Zoning By-law No. 6593 passed on the 25th day of July, A.D. 1950 is hereby modified and amended by establishing special requirements for groups of buildings on the lands more particularly described in the attached combined plan of survey and site plan marked Schedule "A" to this By-law, the special requirements being more particularly described in the said Schedule "A".

2. Subject to Section 1, the lands more particularly described in the said Schedule "A" shall be subject to the requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the requirements more particularly described and hereto annexed as Schedule "A".

3. Sheets Nos. W-2 and W-3 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 are hereby amended by marking the lands referred to in Section 1 above--'S-65'.

4. The said Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule 'S-65'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 26th day of March, A.D. 1968.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A"

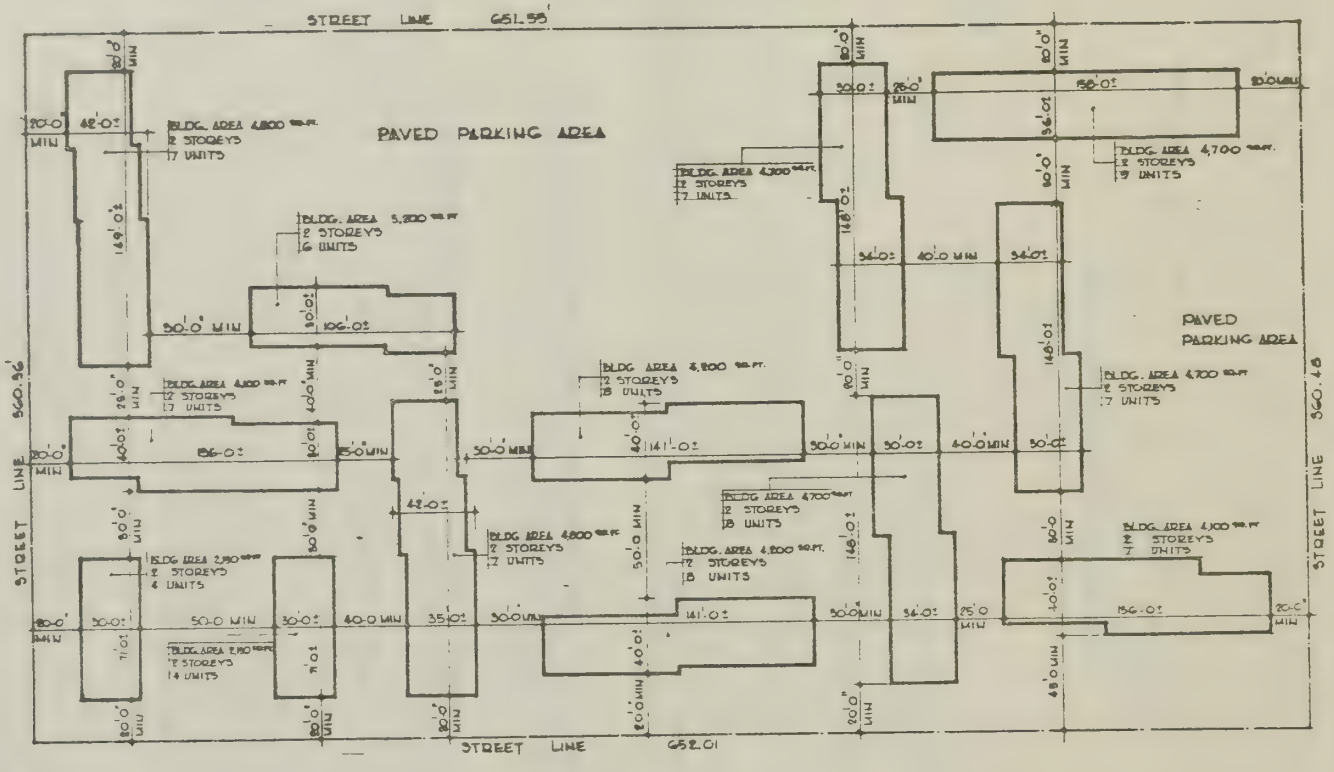
OF BY-LAW NO. 68-100

STRACHAN ST. V.

FERRIE ST. V.

(S-65) (b)

MACNAB ST. N.



JAMES ST. N

AREA PROPERTY	5.49 ACRES	239,144.40 SQ.FT.
BUILDING AREA	MAX.	52,460.00 SQ.FT.
PAVED AREA	MAX.	23,700.00 SQ.FT.
LANDSCAPED AREA	MIN.	162,984.40 SQ.FT.
NO. OF UNITS		91
PARKING		
SURFACE		51
FUTURE SURFACE		23
UNDERGROUND PARKING GARAGE		40
TOTAL		114 CARS 125%

E. I. RICHMOND ARCHITECT

COTTON MILL SITE

JAMES ST. N., STRACHAN ST. V., MACNAB ST. N. & FERRIE ST. V.

CITY OF HAMILTON ONT.

FOR

CATKEY CONST. LTD.

E. I. RICHMOND M.R.A.I.C. REF. NO. 6-68 JAN. 17. 1968

SCHEDULE S-66

BY-LAW NO. 68-115

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-105 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D., 1950, is hereby amended by changing from "AA" (Agricultural) district to "HH" (Restricted Community Shopping and Commercial) district, that parcel of land located at the north east corner of Queenston and Nash Roads more particularly described in a Plan of Survey annexed hereto as Schedule "A" and forming part of this By-law.

2. In addition to the regulations of the "HH" (Restricted Community Shopping and Commercial) district, the lands referred to in paragraph 1 above are subject to the further requirement that a fence of a height of Six Feet (6') shall be erected and maintained along the entire length of the northerly and easterly boundaries of the above referred to lands and further that a Twenty Foot (20') wide planting strip shall be established and maintained along that portion of the boundary abutting residential properties.

3. The said Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule "S-66".

4. Sheet No. E-105 of the District Maps, appended to and forming part of the Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in paragraph 1 above:--"S-66".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 9th day of April, A.D. 1968.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE S-68

BY-LAW No. 68-162

To Amend The Zoning By-law No. 6593.

WHEREAS the lands and premises hereinafter set out are situate in a "C" (Urban Protected Residential, etc.) district;

AND WHEREAS the said "C" district permits, together with the provisions of Section 19, the conversion of a single-family dwelling to a converted dwelling provided that the dwelling was erected prior to the 25th day of July, A.D. 1940;

AND WHEREAS the dwelling was erected after the 25th day of July A.D. 1940;

AND WHEREAS it is intended that the dwelling herein be converted from a single family dwelling to a converted dwelling;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Notwithstanding anything contained in Section 19 of By-law No. 6593, passed on the 25th day of July, A.D. 1950, the dwelling erected on the lands and premises described in Schedule "A", hereto attached and forming part of this By-law, after the 25th day of July, A.D. 1940 may be converted so as to provide for a converted dwelling containing two (2) class "A" dwelling units only, provided that all the stipulations set out in clauses (i) to (x) inclusive of the said Section 19 are complied with.

2. Sheet No. E25 of the District Maps appended to and forming part of the Zoning By-law No. 6593, is hereby amended by marking the lands described in Schedule "A" - 'S-68'.

3. The said Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule 'S-68'.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 28th day of May, A.D. 1968.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 68-162

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Hamilton, in the County of Wentworth and being composed of:

ALL of Lot 195 and the northerly Fifteen Feet (15') from front to rear of Lot 193 on the east side of East 27th Street in Orlando Heights Survey, Registered Plan No. 580.

said Registry Office as Plan No. 876 and the last mentioned 1' Reserve (the said un-numbered block now closed by the aforesaid Judge's Order No. 61765 A.B.) all according to the said South Airfield Park, which said parcel may be more particularly described as follows:-

PREMISING that the southern limit of Martha Street according to the said North Airfield Park has a bearing of North 71° 16' West and relating all bearings herein thereto.

COMMENCING at the south east angle of Lot 30 South Airfield Park.

THENCE North 22° 18' East Three hundred and seventy-eight point two zero feet (378.20') to the beginning of a curve to the left having a radius of Seventeen point three seven feet (17.37').

THENCE north westerly along the arc of the said curve Twenty-eight point three seven feet (28.37') to the end of the curve, the chord of the said arc having a length of Twenty-five point three two feet (25.32') and a bearing of North 24° 29' West.

THENCE north easterly along the southern limit of Martha Street being a curve to the left having a radius of Ninety Point zero feet (90.0') an arc distance of One hundred and thirty-five point nine five feet (135.95') to the end of the curve, the said end of curve being the north west angle of Lot 196 North Airfield Park, the chord of the said arc having a length of One hundred and twenty-three point three nine feet (123.39') and a bearing of North 65° 27' 30" East.

THENCE South 22° 18' West Five hundred and eight point seven six feet (508.76') more or less to a point in the south western limit of Lot 29 South Airfield Park distant therein South 26° 15' East Twenty-nine point zero eight feet (29.08') from the most westerly angle of Lot 29.

THENCE North 26° 15' West along the north eastern limit of Glengrove Avenue, Thirty-eight point four eight feet (38.48') to an angle therein.

THENCE North 71° 16' West along the northern limit of Glengrove Avenue, Thirty-seven point one seven feet (37.17') more or less to the point of commencement.

THE ABOVE DESCRIBED parcel being shown outlined in red on print of Plan No. N.S. 1747 Surveys hereto attached.

SCHEDULE S-69a

BY-LAW NO. 69-282

To Amend Restricted Area By-law No. 68-156

WHEREAS Restricted Area By-law No. 68-156 was passed on the 14th day of May, 1968;

AND WHEREAS The Corporation of the City of Hamilton did make an application to the Ontario Municipal Board for approval of the said of land used By-law No. 68-156;

AND WHEREAS the Ontario Municipal Board did in a Decision of the Board dated the 30th day of June, 1969 set out that

"In the result no building of a density higher than single family dwellings will be permitted on any part of the lands in question nearer than four hundred feet to the west limit of Mountbatten Drive and its production southerly. The by-law should be amended, if council so desires, to permit building at the suggested density on the west four acres provided no part of any building thereby permitted shall be nearer to the west limit of Mountbatten Drive than above specified.";

AND WHEREAS the within By-law amends By-law No. 68-156 in accordance with the said Decision of the Ontario Municipal Board.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 1 of Restricted Area By-law No. 68-156 passed on the 14th day of May 1968 is amended by striking out "DE-3" (Multiple Dwellings)" in the fourth and fifth lines and inserting in lieu thereof "C" (Urban Protected Residential, etc.)" so that the subsection shall read as follows:

1. Sheet No. W-9a of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "E" (Multiple Dwellings, Lodges, Clubs, district, those lands located on the north side of Limeridge Road in the area west of West 5th Street, more particularly described on the Plan of Survey attached hereto as Schedule "A" Revised and forming part of this By-law.

2. Section 2 of Restricted Area By-law No. 68-156 passed on the 14th day of May, 1968 is repealed and the following substituted therefor:

2. The above referred to lands and premises shall be subject, in addition to the "E" District provisions and the "C" District provisions of Restricted Area By-law No. 6593, to the further requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with:

(a) a building development having no higher density than single family dwellings nearer than four hundred (400) feet to the west limit of Mountbatten Drive and its production southerly;

(b) the approved Site Plan hereto annexed as Schedule "B" Revised;

(c) a registered Plan of Subdivision.

3. The Plan of Survey attached to and forming part of By-law No. 68-156 and designated Schedule "B" is struck out and the plan herein designated "Schedule "A" Revised" is substituted in lieu thereof.

4. The Site Plan annexed to and forming part of By-law No. 68-156 and designated Schedule "B" is struck out and the Site Plan herein designated "Schedule "B" Revised" is substituted in lieu thereof.

5. The Plan of Survey designated "Schedule "A" Revised" is hereto annexed and designated as Schedule "A.R.".

6. The Site Plan designated as "Schedule "B" Revised" is hereto annexed and designated as Schedule "B.R.".

7. The said Restricted Area By-law No. 6593 is amended by adding the amending By-law to Section 19B as Schedule "S-69a".

8. Sheet No. W-9a of the District Maps appended to and forming part of the said Restricted Area By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above--"S-69a".

9. The City Solicitor is hereby directed to do all such things as necessary to implement the said Decision of the Ontario Municipal Board.

PASSED this 16th day of December, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" REVISED TO BY-LAW 68-156

PLAN

SHOWING

PARTS OF LOTS 16, CONCESSION 6, TOWNSHIP OF BARTON

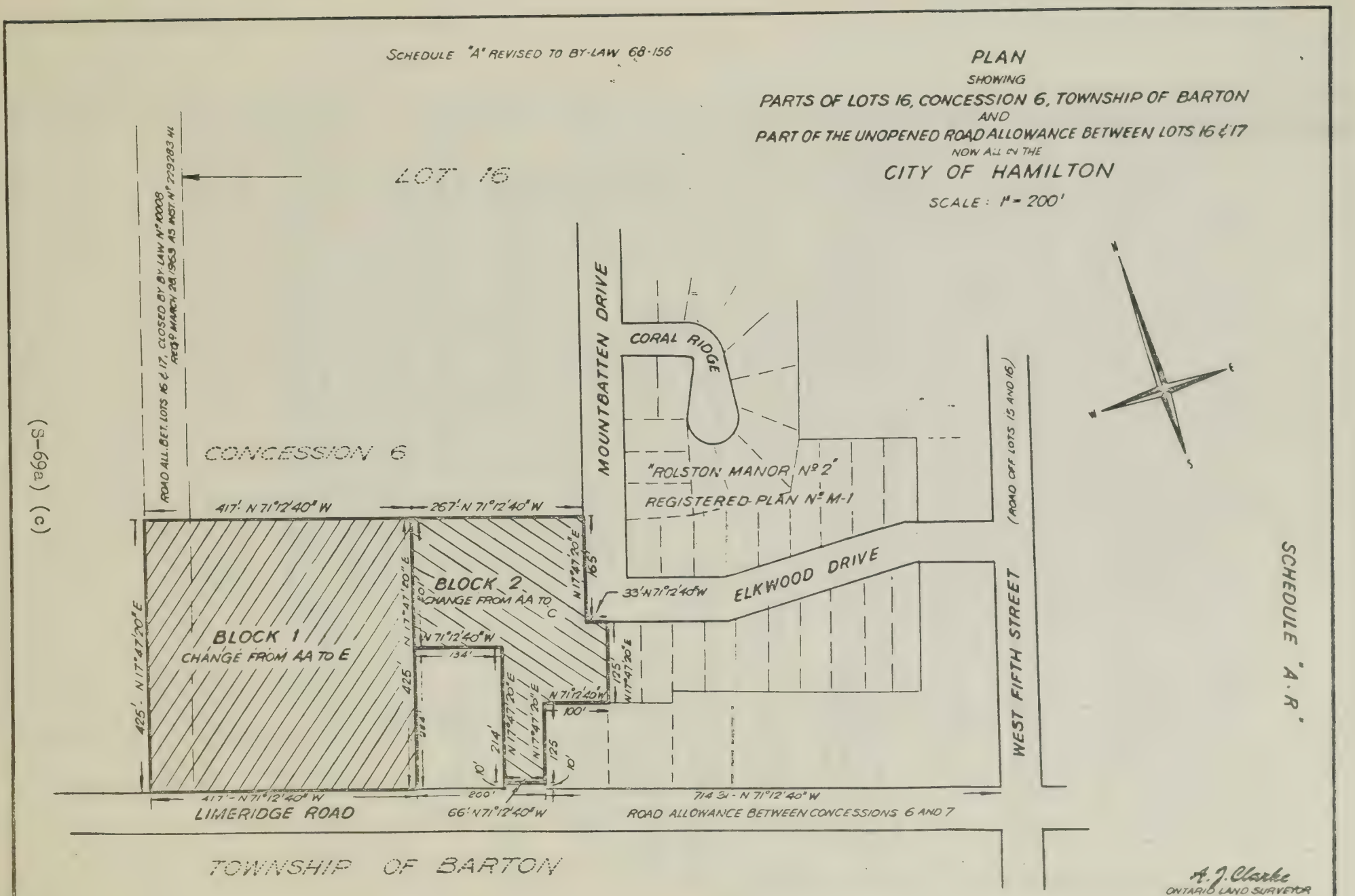
AND

PART OF THE UNOPENED ROAD ALLOWANCE BETWEEN LOTS 16 & 17

NOW ALL IN THE

CITY OF HAMILTON

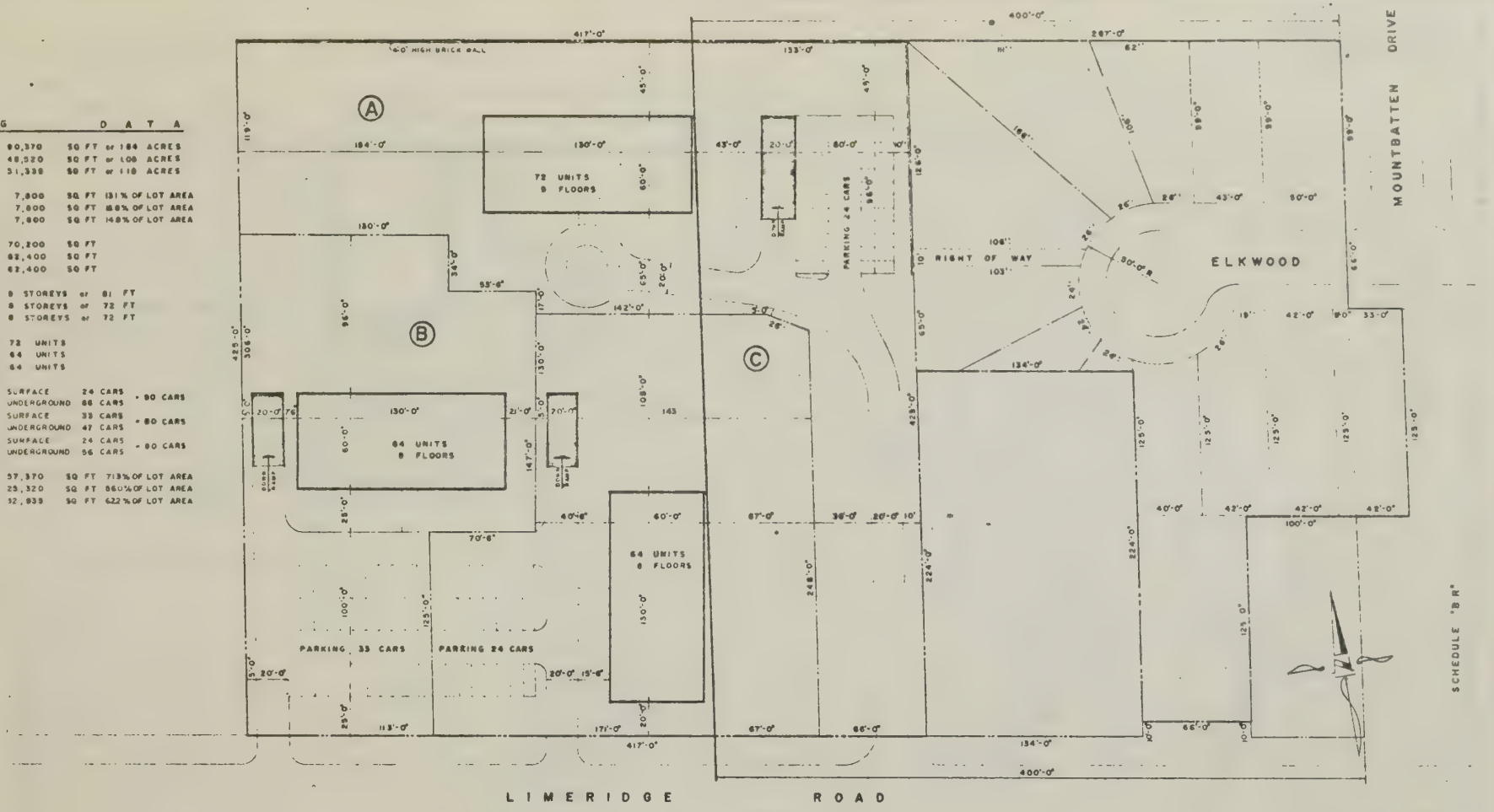
SCALE: 1" = 200'



(S-69a) (c)

A. J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

SCHEDULE "B" REVISED TO BY-LAW Nº 68-156



BUILDING DATA			
TOTAL LAND AREA	A	90,370	SQ FT or 1.84 ACRES
	B	48,520	SQ FT or 1.08 ACRES
	C	51,338	SQ FT or 1.18 ACRES
BUILDING COVERAGE	A	7,800	SQ FT 13.1% OF LOT AREA
	B	7,800	SQ FT 16.8% OF LOT AREA
	C	7,800	SQ FT 14.8% OF LOT AREA
GROSS FLOOR AREA	A	70,200	SQ FT
	B	62,400	SQ FT
	C	62,400	SQ FT
BUILDING HEIGHT	A	8 STOREYS or 81 FT	
	B	8 STOREYS or 72 FT	
	C	8 STOREYS or 72 FT	
NUMBER OF UNITS	A	72 UNITS	
	B	64 UNITS	
	C	64 UNITS	
PARKING	A	SURFACE 24 CARS UNDERGROUND 66 CARS	= 90 CARS
	B	SURFACE 33 CARS UNDERGROUND 47 CARS	= 80 CARS
	C	SURFACE 24 CARS UNDERGROUND 56 CARS	= 80 CARS
LANDSCAPED AREA	A	57,370	SQ FT 71.3% OF LOT AREA
	B	25,320	SQ FT 86.0% OF LOT AREA
	C	32,939	SQ FT 62.2% OF LOT AREA

(S-69a) (d)

PROPOSED 200 UNIT APARTMENT COMPLEX

for WIL - BAR DEVELOPMENTS LTD.

HAMILTON, ONTARIO.

SCALE

SCHEDULE S-70

BY-LAW NO. 68-164

To Amend Section 12A of By-law No. 6593 as Enacted by By-law No. 67-278.

WHEREAS under By-law No. 67-278, passed on the 26th day of September, A.D. 1967, The Council of The Corporation of the City of Hamilton, did amend By-law No. 6593 passed on the 25th day of July, A.D. 1950, by adding "Section Twelve A--"U" Districts (University)";

AND WHEREAS an application for approval of the said By-law No. 67-278 was heard on the 20th day of November, A.D. 1967 pursuant to an Appointment for Hearing in that behalf before the Ontario Municipal Board;

AND WHEREAS The Ontario Municipal Board did issue a Decision dated the 16th day of April, A.D. 1968, wherein it was determined that the Board had "some reservation as to the need to rezone the West Campus" and that "the Board will approve the by-law affecting the Main Campus without further notice and hearing" on certain conditions;

AND WHEREAS it is intended to exclude the West Campus from By-law No. 67-278 at this time, in order to proceed without notice and hearing on compliance with the conditions set out in the Decision;

AND WHEREAS the effect of the said exclusion at this time is that the zoning of the West Campus remains zoned "A" (Perimeted Agricultural and Residential, etc.) district in accordance with section 7, the "C" (Urban Protected Residential, etc.) district in accordance with section 9, and "J" (Light and Limited Heavy Industry, etc.) district in accordance with section 16, of Zoning By-law No. 6593, in the same manner as the West Campus was so zoned prior to the enactment of By-law No. 67-278;

AND WHEREAS the conditions (inter alia) in the Decision respecting which compliance is required for approval of By-law No. 67-278 "without further notice and hearing" insofar as amendment to By-law No. 67-278 is required, are as follows:

"(a) When a by-law has been passed as recommended by the Planning Board with reference to planting strips adjacent to the parking areas contiguous to the residential areas;

(b) When the Board has been furnished with satisfactory evidence that no traffic, vehicular or pedestrian, would be allowed to proceed to and from parking areas situate in the West Campus through Daleview Court, Lakelet Drive and Lot 22 on Thorndale Crescent;

(c) When the by-law is amended so that the parking of vehicles as permitted pursuant to section 3(2c) of By-law No. 6593 should have no applicability in relation to any hospital established on the Main Campus of the subject lands;

(e) When the by-law has been amended prohibiting use of any structure, device or apparatus upon the Main Campus resulting in the emission of smoke, obnoxious gases or sounds beyond a reasonable and tolerable level."

AND WHEREAS the Decision did further stipulate that the by-law would be approved without further notice or hearing if the applicant deems it necessary that:

(A) The area of the West Campus be added to the area of the Main Campus for area requirements in order to provide the required development on the Main Campus;

(B) The by-law be amended to permit the required parking on the West Campus.

AND WHEREAS this by-law is intended to give effect to the Decision of The Ontario Municipal Board as that decision indicates an amendment to section 12A of Zoning By-law No. 6593 as enacted by By-law No. 67-278 insofar as the said section 12A affects the lands and premises in Schedule "A" of the said By-law No. 67-278.

NOW THEREFORE, the Council of The Corporation of the City of Hamilton enacts as follows:

1. Subsections 3, 4, 5, 6, 7 and 8 of section 12A of Zoning By-law No. 6593 as enacted by By-law No. 67-278 are repealed.

2. The Plan designated "Schedule "A" annexed to and forming part of By-law No. 67-278 is repealed.

3. Sheet No. W-38 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended by changing from "A" (Perimeter Agricultural and Residential, etc.) district to "U" (University) district, those lands described in the attached Plan designated Schedule "A" Revised to this By-law.

4. Sheet No. W-39 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended by changing from "A" (Perimeter Agricultural and Residential, etc.) district and "C" (Urban Protected Residential, etc.) district to "U" (University) district, those lands described in the attached Plan designated Schedule "A" Revised to this By-law.

5. Sheet No. W-40 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended by changing from "A" (Perimeter Agricultural and Residential, etc.) district and "C" (Urban Protected Residential, etc.) district to "U" (University) district, those lands described in the attached Plan designated Schedule "A" Revised to this By-law.

6. Sheet No. W-44 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended by changing from "A" (Perimeter Agricultural and Residential, etc.) district to "U" (University) district, those lands described in the attached Plan designated Schedule "A" Revised to this By-law.

7. Sheet No. W-45 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended by changing from "A" (Perimeter Agricultural and Residential, etc.) district and "C" (Urban Protected Residential, etc.) district to "U" (University) district, those lands described in the attached Plan designated Schedule "A" Revised to this By-law.

8. The lands and premises more particularly described in Schedule "A" Revised, appended to and forming part of this by-law, shall be subject in addition to the "U" (University) district provisions of Zoning By-law No. 6593 as enacted by By-law No. 67-278, to the requirements that:

   (a) no structure, device or apparatus shall be used which results in the emission of smoke, obnoxious gases or sounds beyond a reasonable and tolerable level; and

   (b) the area of the lands more particularly described in Schedule "B" appended to and forming part of this by-law may be added to the area of lands more particularly described in Schedule "A" Revised, for area requirements under clause (a) of subsection 3 and subsection 5 of section 12A of By-law No. 6593 as enacted by By-law No. 67-278, in order to provide for the required development on the Main Campus; and,

   (c) a ten foot planting strip shall be established adjacent to the parking areas contiguous to residential areas; and

   (d) subsection (2c) of section 3 of Zoning By-law No. 6593 shall not apply to section 12A notwithstanding subsection 1 of section 12A.

9. The lands more particularly described in Schedule "B" appended to and forming part of the by-law shall be subject in addition to the "A" (Perimeter Agricultural and Residential, etc.) district provisions, the "C" (Urban Protected Residential, etc.) district provisions and the "J" (Light and Limited Heavy Industry, etc.) district provisions, to the requirements that:

   (a) a ten foot planting strip shall be established adjacent to the parking areas contiguous to residential areas.

   (b) no traffic, vehicular or pedestrian, shall be allowed to proceed to and from parking areas established on the lands described in Schedule "B", through Daleview Court, Lakelet Drive and Lot 22 on Thorndale Crescent.

   (c) parking spaces appurtenant to any uses established under section 12A of Zoning By-law No. 6593 as enacted by By-law No. 67-278, shall be permitted in addition to such parking spaces as may be permitted under sections 7, 9 and 16 of the Zoning By-law No. 6593.

10. Sheet No. W-38, W-39, W-40, W-44, W-45 and W-46 of the District Maps, appended to and forming part of the Zoning By-law No. 6593 are hereby amended, by marking the lands described in Schedule "A" Revised and Scheduled "B" as "S-70".

11. Zoning By-law No. 6593 is further amended by adding this amending by-law to section 19B as Schedule "S-70".

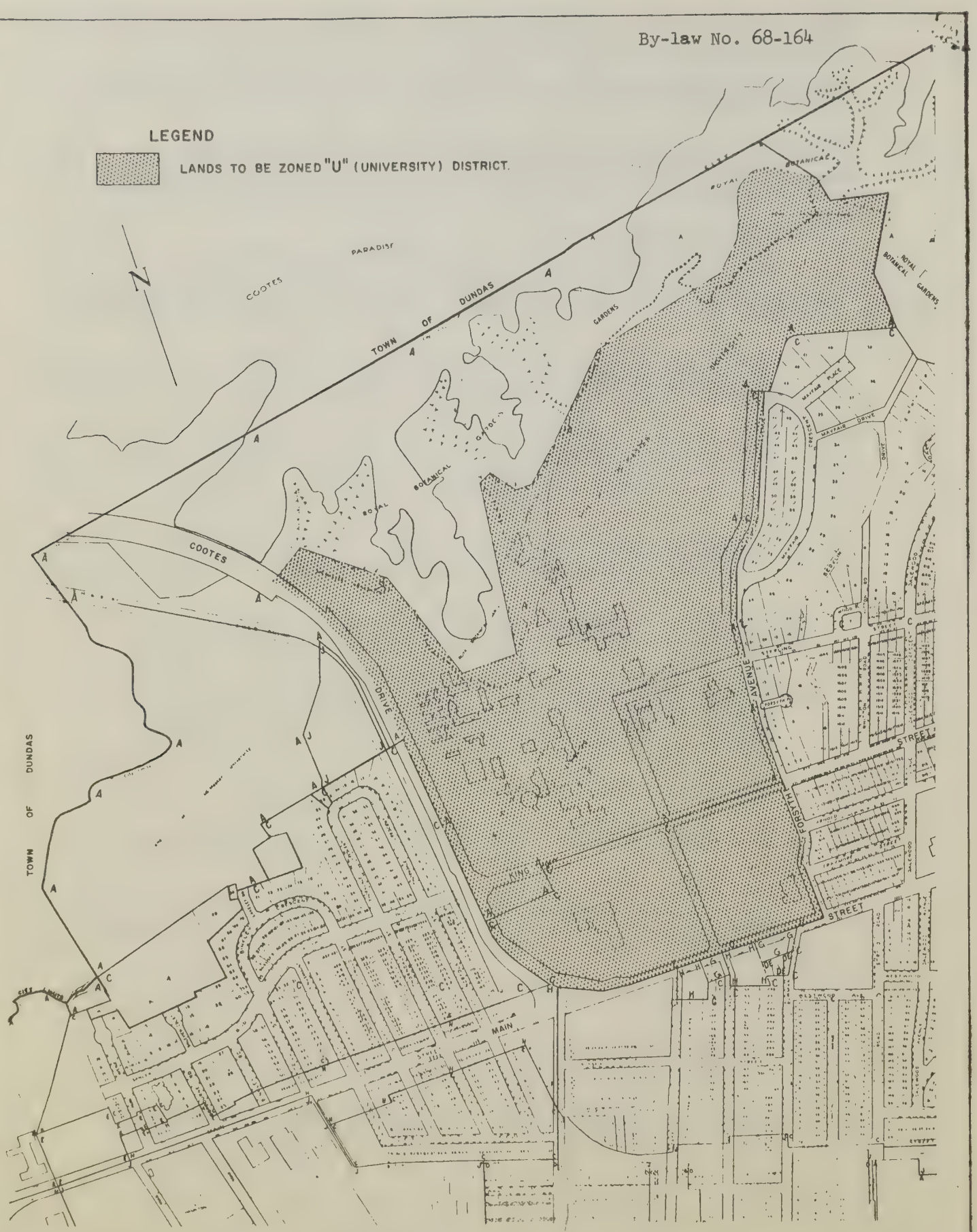
12. The City Solicitor is hereby authorized and directed to comply with the terms of the Decision of The Ontario Municipal Board dated the 16th day of April, A.D. 1968 and to take all such steps and do all such things as may be necessary pursuant to the provisions of the said Decision.

PASSED this 28th day of May, A.D. 1968.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

By-law No. 68-164

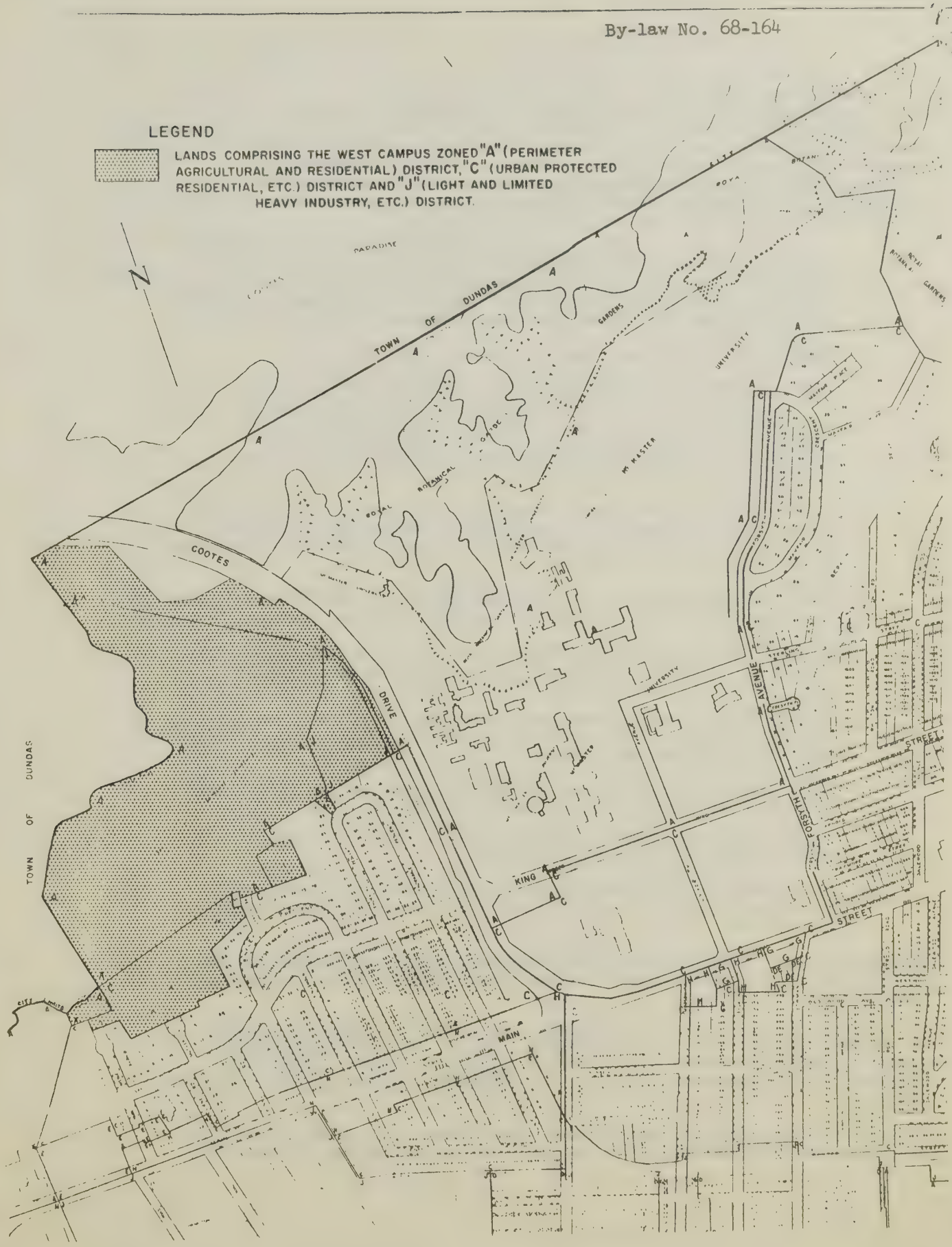


SCHEDULE "A" REVISED

CITY PLANNING DEPARTMENT
MAY, 1968

(S-70) (1)

By-law No. 68-164



SCHEDULE "B"

CITY PLANNING DEPARTMENT
MAY, 1968

SCHEDULE S-71

BY-LAW NO. 68-176

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-95 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "B-1" (Suburban Agriculture and Residential, etc.) district to "E-2" (Multiple Dwellings) district, those lands located at the north east corner of Queenston and Pottruff Roads, more particularly described as

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in the County of Wentworth in the Province of Ontario, and being composed of part of Lot 30 in the Second Concession in the Township of Saltfleet (now in the City of Hamilton) and which said parcel may be more particularly described as follows:

COMMENCING at the southeast angle of said Lot 30;

THENCE South Fifteen Degrees and Sixteen Minutes East (S. 15° 16' E.) in the southerly production of the easterly boundary of said Lot 30, Twenty point Six Feet (20.6') to a stone in the northerly boundary of Highway No. 8 as shown on a plan for the said Highway filed in the Registry Office for the Registry Division of the County of Wentworth As Miscellaneous Plan No. 133;

THENCE North Seventy-one Degrees and Forty-six Minutes West (N. 71° 46' W.) in the northerly boundary of the said Highway, Five Hundred and Sixty-six point Zero Feet (566.0') to a point which said point is the Place of Beginning of the herein described property;

THENCE North Seventy-one Degrees Forty-six Minutes West (N. 71° 46' W.) in the said northerly boundary, Twelve point Nine Feet (12.9') to a stone;

THENCE North Seventy-four Degrees Twenty-four Minutes West (N. 74° 24' W.) continuing in the said boundary, One Hundred and Eighty-nine point Two Feet (189.2') to the easterly boundary of Pottruff Road;

THENCE North Forty-nine Degrees Five Minutes East (N. 49° 05' E.) in the said easterly boundary as widened to Sixty-six Feet (66'), Two Hundred and Fifty-four point Three Five Feet (254.35');

THENCE South Thirty-seven Degrees Fifty-seven Minutes East (S. 37° 57' E.) One Hundred and Nine point Two Six Feet (109.26');

THENCE North Seventy-one Degrees Forty-six Minutes West (N. 71° 46' W.), Twenty-seven point Zero Five Feet (27.05');

THENCE South Fifteen Degrees, Sixteen Minutes West (S. 15° 16' W.), One Hundred and Forty-nine point Zero Feet (149.0') more or less to the Place of Beginning.

2. Notwithstanding the "E-2" (Multiple Dwellings) district regulations respecting front yard requirements, the lands described in paragraph 1, above may have a reduced front yard of Twenty Fee (20').

3. The lands and premises described in paragraph 1 above shall be subject, in addition to the "E-2" District provisions of the Zoning By-law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A".

4. Sheet No. E-95 of the District Maps appended to and forming part of the Zoning By-law No. 6593 is hereby amended by marking the lands described in paragraph 1 above—'S-71'.

5. The said Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule "S-71".

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

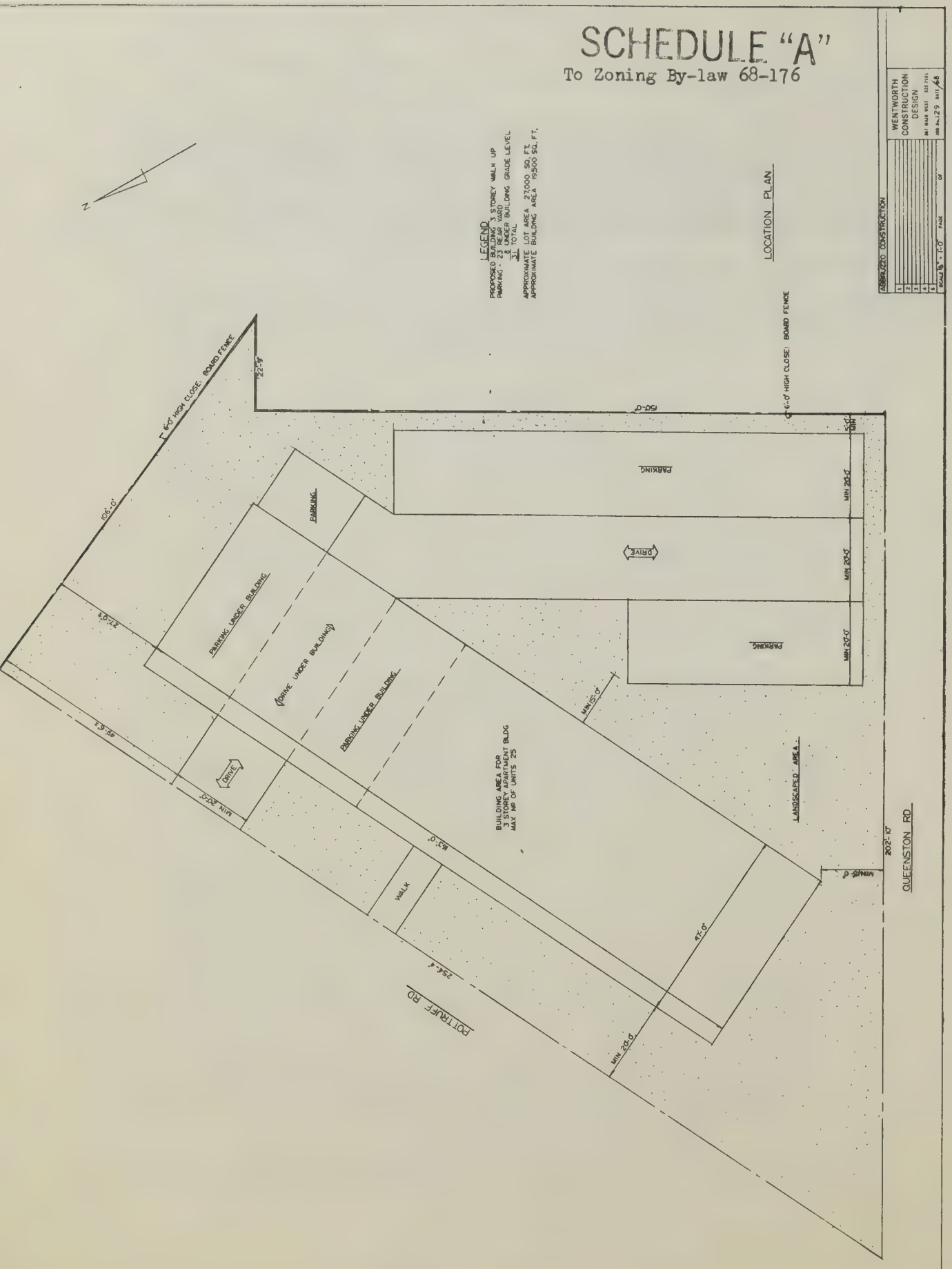
PASSED this 11th day of June, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A"

To Zoning By-law 68-176



SCHEDULE 'S-72'

BY-LAW NO. 68-177

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Subsection 4 of Section 6 and clause (ii) of subsection 4 of Section 14 of By-law No. 6593 passed on the 25th day of July, A.D. 1950, shall be deemed not to prohibit the sale of any one commercial use and dwelling unit appurtenant thereto on the same lot of the lands described as being located at the south west corner of Cannon Street East and Rosslyn Avenue being comprised of all of Lots 391, 392 and 393, Crown Point Extension Survey, Registered Plan No. 459.

2. The lands and premises described in paragraph 1 above shall be subject, in addition to the "H" District provisions of the Zoning By-law No. 6593, to the requirement that no building or structure shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A".

3. Sheet No. E-44 of the District Maps appended to and forming part of the Zoning By-law No. 6593 is hereby amended by marking the lands referred to in paragraph 1 above--'S-72'.

4. The said Zoning By-law No. 6593 is hereby further amended by adding this amending By-law to Section 19B as Schedule 'S-72'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 11th day of June, A.D. 1968.

E. A. Simpson,
City Clerk.

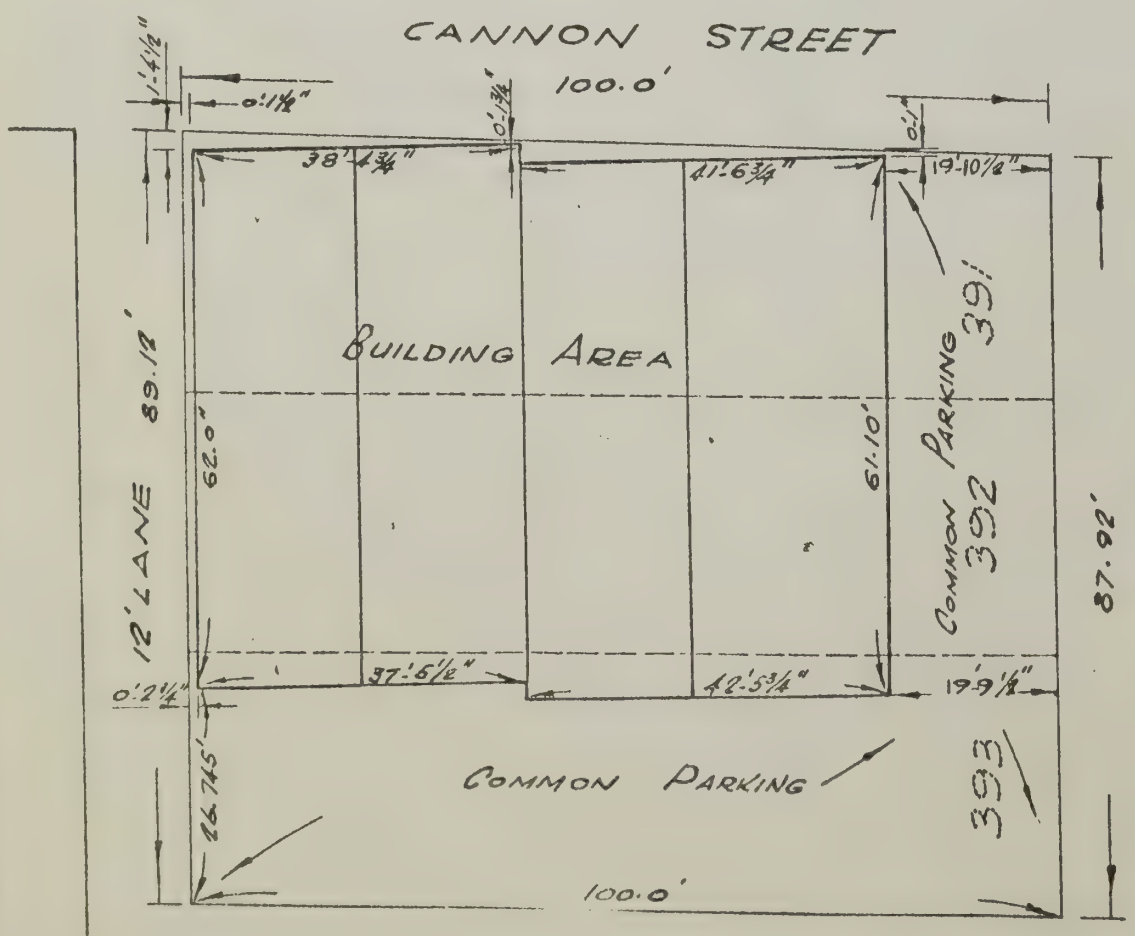
Victor Copps,
Mayor.

SCHEDULE "A"

To By-law 68-177

PLAN SHOWING
COMMON PARKING
ON
LOTS 391-392-393
CROWN POINT EXTENSION
REGISTERED PLAN 459
CITY OF HAMILTON

SCALE 1" = 20'



PLAN - C.O.-1, MAY 1968.

SCHEDULE S-73

BY-LAW NO. 68-178

To Amend The Zoning By-law 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Subsection 4 of Section 6 and clause (ii) of subsection 3 of Section 13 of Zoning By-law No. 6593 passed on the 25th day of July, A.D. 1950 shall be deemed not to prohibit the sale of any one commercial use and dwelling unit appurtenant thereto on the same lot of the land described in Schedule "A" appended to and forming part of this By-law. (68-223)

2. Sheet No. E-9 of the District Maps, appended to and forming part of the Zoning By-law No. 6593 is hereby amended by marking the lands described in paragraph 1 above-'S-73'.

3. The said Zoning By-law No. 6593 is hereby further amended by adding this amending By-law to Section 19B as Schedule 'S-73'.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 11th day of June, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 68-178

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in the County of Wentworth, being composed of part of Lot Thirteen (13) in the Sixth Concession of the Township of Barton, now in the City of Hamilton, and which part of said lot may be more particularly described as follows:

COMMENCING at a concrete monument marking the intersection of the northerly limit of Luscombe Street with the westerly limit of Wellington Street;

THENCE northerly along the westerly limit of Wellington Street, Fifty-seven Feet Seven Inches (57' 7") to a point;

THENCE westerly in a straight line, One Hundred and Fifty Feet (150') to a point in a line drawn parallel with the westerly limit of Wellington Street and distant Fifty-six Feet Three-quarter Inches (56' ¾") measured northerly at right angles from the northerly limit of Luscombe Street;

THENCE southerly along such last mentioned line Fifty-six Feet Three-quarters Inches (56' ¾") to a point in the northerly limit of Luscombe Street which point is distant One Hundred and Fifty Feet (150') westerly from the concrete monument planted at the intersection of the northerly limit of Luscombe Street with the westerly limit of Wellington Street;

THENCE easterly along the northerly limit of Luscombe Street, One Hundred and Fifty Feet (150') to the place of beginning.

SCHEDULE S-74

BY-LAW NO. 68-220

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-40 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "G" (Neighbourhood Shopping Centre, etc.) district to a "H" (Community Shopping and Commercial, etc.) district, those lands located at the south west corner of Main Street and Bowman Street, more particularly described as

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Township of Ancaster, in the County of Wentworth, now in the City of Hamilton, and being composed of part of the Gore of Ancaster, which may be better known and described as follows, that is to say:

COMMENCING at an Iron Bar planted at the south west corner of the intersection of Main Street West (also known as Queen's Highway No. 2 and 8) and Bowman Street;

THENCE westerly along the southerly limit of Main Street West as widened by the Department of Highways Plan deposited as No. 24 Misc., a distance of One Hundred and Seventy-nine Feet Eight Inches, (179' 8") to an Iron Bar;

THENCE South One Degree Forty-nine Minutes East (S. 1° 49' E.) a distance of Eighty-four Feet Six and One-half Inches (84' 6½") more or less to an Iron Bar;

THENCE North Eighty-eight Degrees Eleven Minutes East (N. 88° 11' E.) and parallel with the southern limits of Main Street a distance of Ninety-four Feet Two Inches (94' 2") more or less to an Iron Bar;

THENCE continuing in a north easterly direction a distance of Thirty-one Feet Four Inches (31' 4") to an Iron Bar planted in the westerly limit of Bowman Street;

THENCE north easterly along the westerly limit of Bowman Street a distance of Twenty-three Feet Six Inches (23' 6") more or less to an Iron Bar;

THENCE continuing in a north easterly direction along the westerly limit of Bowman Street a distance of Seventy-eight Feet Two Inches (78' 2") more or less to the place of beginning.

2. The above referred to lands and premises shall be subject, in addition to the "H" District provisions of the Zoning By-law No. 6593, to the further requirement that no building or structure shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with the plan hereto annexed and designated Schedule "A", forming part of this By-law.

3. The said Zoning By-law No. 6593 is hereby amended by adding this amending By-law to Section 19B as Schedule 'S-74'.

4. Sheet Number W-40 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above-'S-74'.

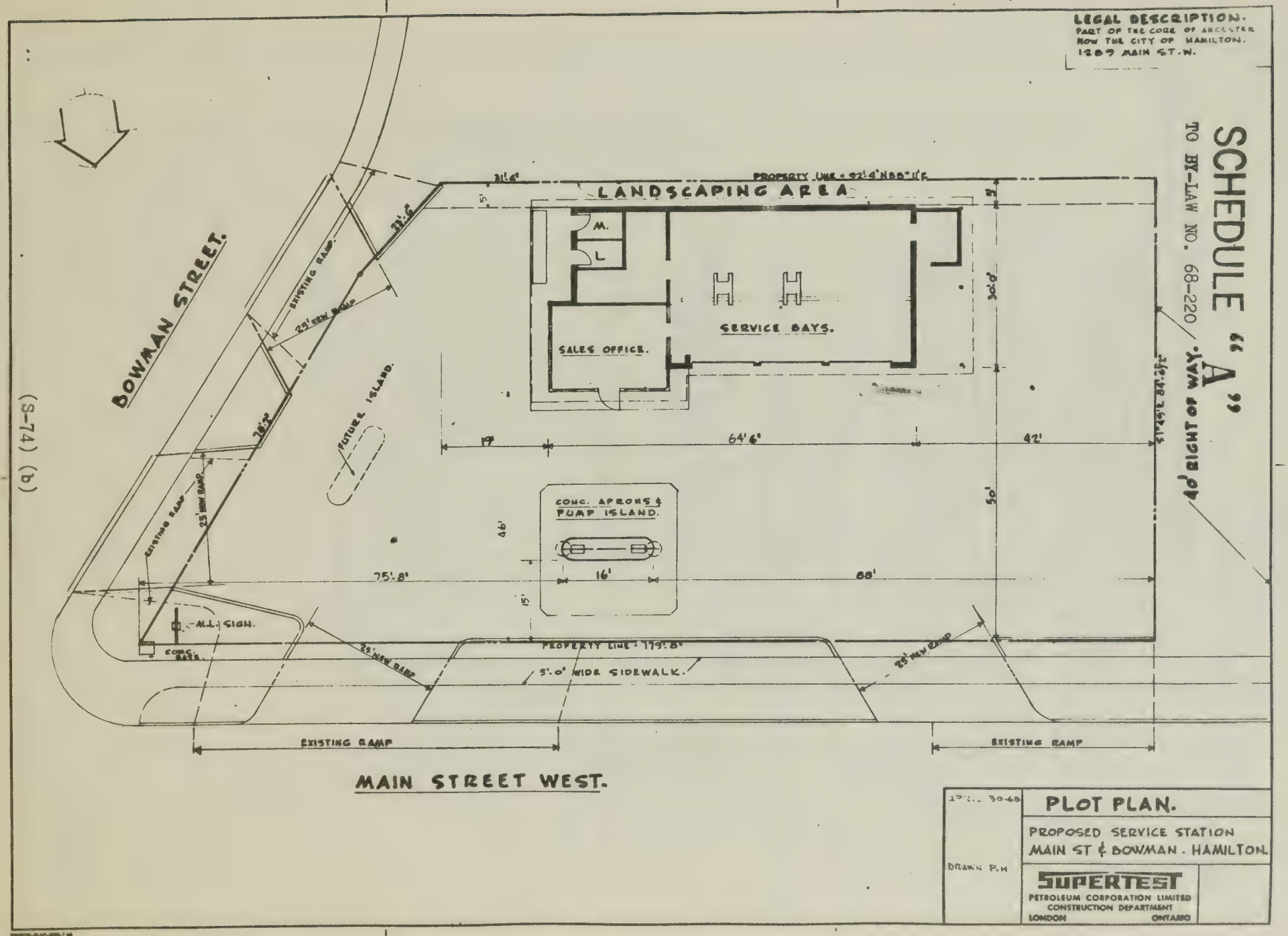
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of July, A.D. 1968.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.


LEGAL DESCRIPTION.
PART OF THE CORE OF ANCESTER
NOW THE CITY OF HAMILTON.
1289 MAIN ST. W.
SCHEDULE "A"
TO BY-LAW NO. 68-220
40' RIGHT OF WAY.
BOWMAN STREET.
LANDSCAPING AREA
PROPERTY LINE = 92'-9" N 88° 11' E
M.
L
SALES OFFICE.
SERVICE BAYS.
EXISTING RAMP
25' NEW RAMP
FUTURE ISLAND.
CONC. APRONS & PUMP ISLAND.
64'-6"
42'
30'-0"
50'
46'
16'
75'-8"
88'
15'
M.L. SIGN.
CONC. BASE.
PROPERTY LINE = 179'-8"
5'-0" WIDE SIDEWALK.
EXISTING RAMP
EXISTING RAMP
MAIN STREET WEST.
(S-74) (9)
PLOT PLAN.
PROPOSED SERVICE STATION
MAIN ST & BOWMAN . HAMILTON.
DRAWN P.M
SUPERTEST
PETROLEUM CORPORATION LIMITED
CONSTRUCTION DEPARTMENT
LONDON ONTARIO

SCHEDULE S-75

BY-LAW NO. 68-227

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E-97 and E-98 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district, those lands located on the west side of Quigley Road, more particularly described in the Plan of Survey hereto attached as Schedule "A" and forming part of this By-law.

2. Notwithstanding the "DE-2" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered extended or enlarged, nor shall any land be used (a) except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton; and (b) except in accordance with a Registered Plan of Subdivision approved by the Minister of Municipal Affairs; and (c) so that a building within Two Hundred Feet (200') of the south limit of the lands referred to in Section 1 hereof, exceeds two storeys in height.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-75'.

4. Sheets Nos. E-97 and E-98 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 are hereby further amended by marking the lands referred to in Section 1 above - 'S-75'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of July, A.D. 1968.

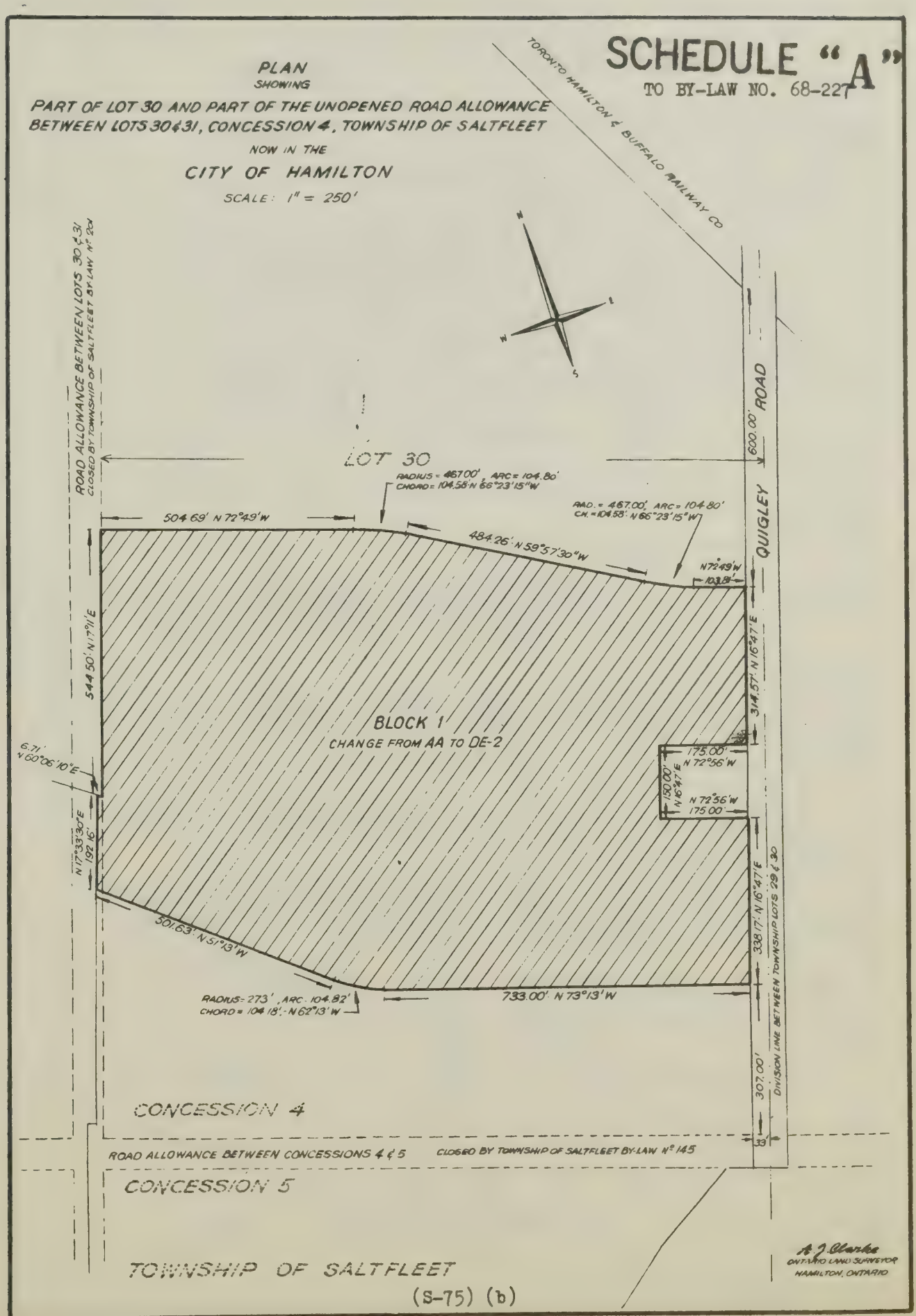
E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A"

TO BY-LAW NO. 68-227

PLAN
SHOWING
PART OF LOT 30 AND PART OF THE UNOPENED ROAD ALLOWANCE BETWEEN LOTS 30 & 31, CONCESSION 4, TOWNSHIP OF SALTFLEET
NOW IN THE
CITY OF HAMILTON
SCALE: 1" = 250'



A. J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

(S-75) (b)

SCHEDULE S-75a

BY-LAW NO. 70-35

To Amend Zoning By-law No. 6593

WHEREAS By-law No. 68-227 passed on the 30th day of July, A.D. 1968 did rezone the lands therein described in Schedule "A" from "AA" (Agricultural) District to "DE-2" (Multiple Dwellings) District:

AND WHEREAS the said By-law No. 68-227 did require that the land described in Schedule "A" to the said By-law No. 68-227:

> "shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton".

AND WHEREAS the said By-law was approved by the Ontario Municipal Board by Order dated Friday, the 6th day of September 1968;

AND WHEREAS it is intended herein that a part of the lands described in Schedule "A" to the said By-law No. 68-227 shall be regulated by Site Plan;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The Site Plan hereto annexed as Schedule "B1" is approved, defined and adopted to require that

(1) Notwithstanding

(a) the "DE-2" District provisions of Zoning By-law No. 6593, that part of the land described in Schedule "A" in Glendale Estates No. 2 (Phase 1) Plan of Subdivision located on the west side of Quigley Road and extending along the north side of St. Andrews Drive,

the extent and boundaries of which Block "A" are described in and on Schedule "A1" hereto annexed shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the approved Site Plan hereto annexed as Schedule "B1".

2. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-75a".

3. Sheet's No.'s E.97 and E.98 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, are hereby amended by marking the lands referred to in Schedule "A1" to the within By-law, "S-75a".

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

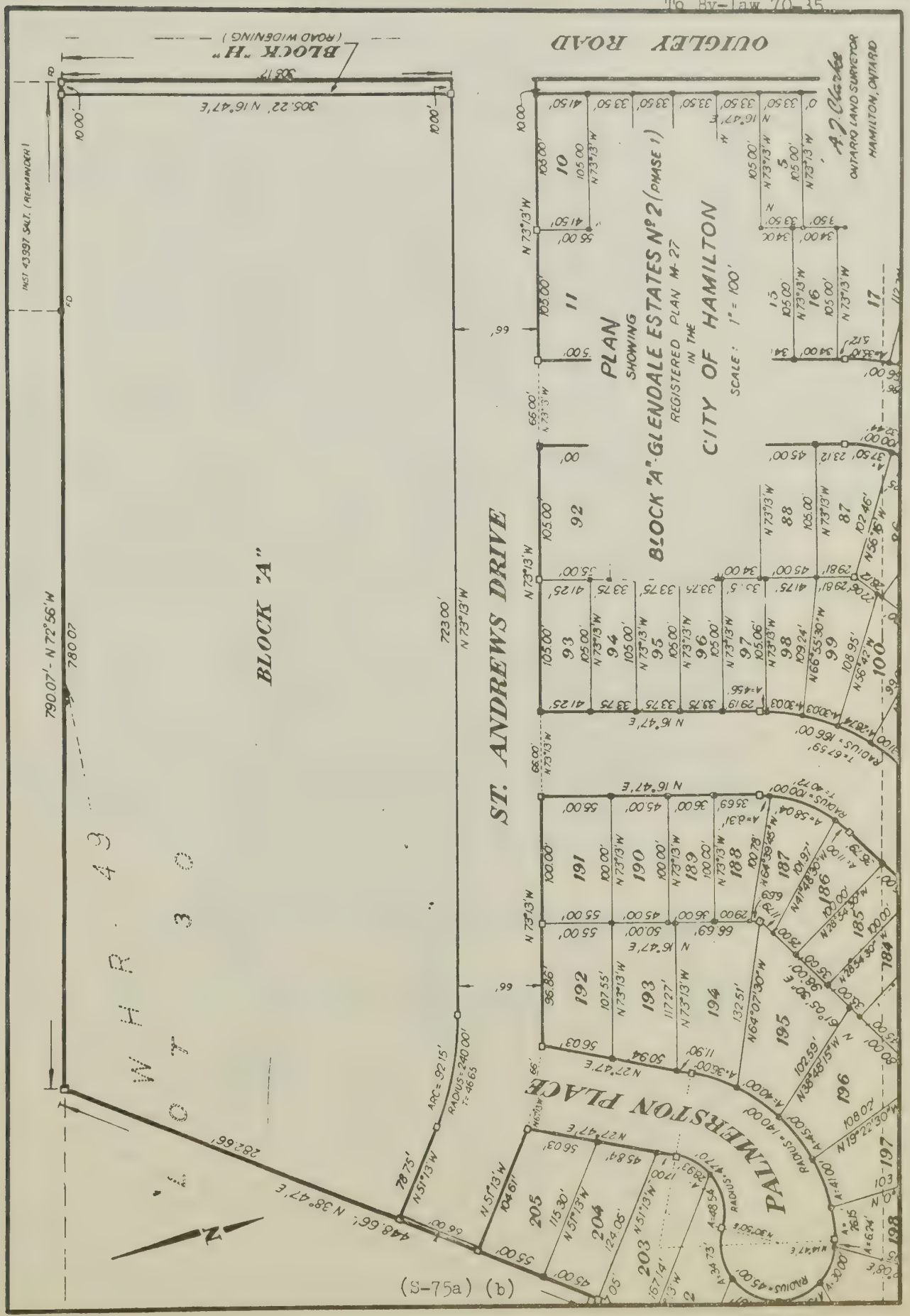
5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

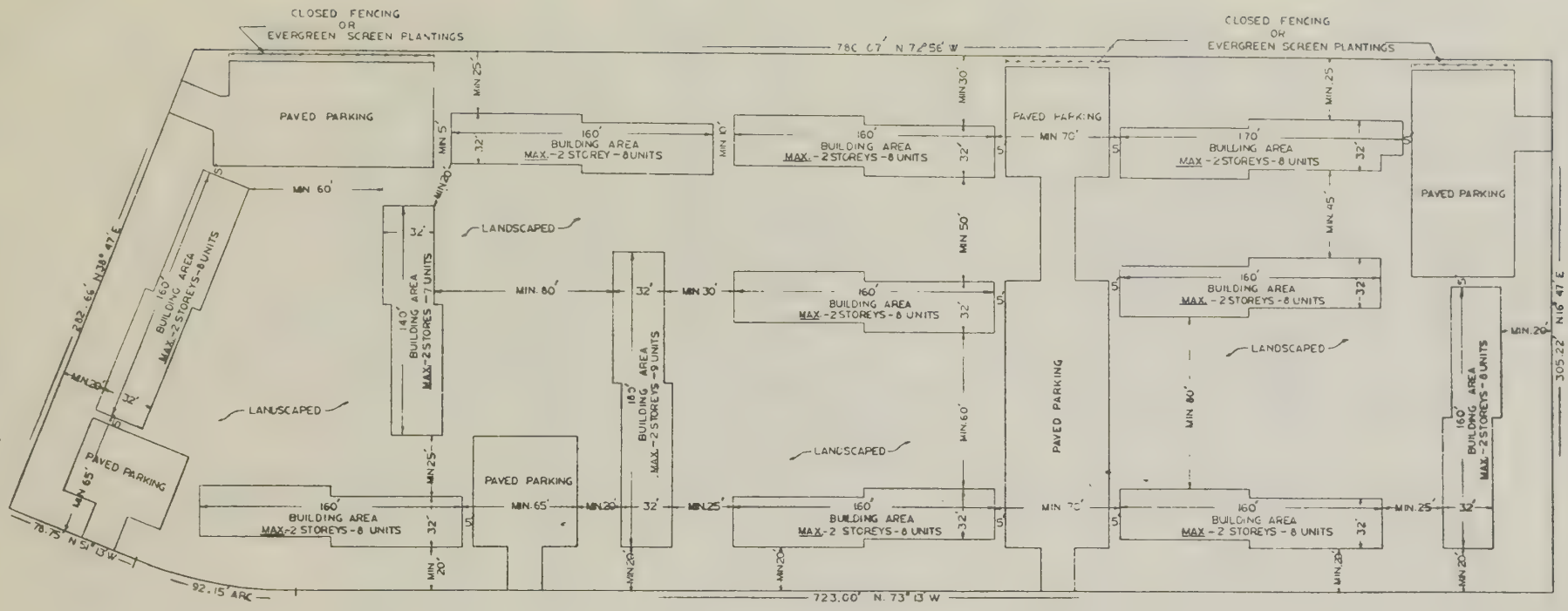
PASSED this 27th day of January, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A"
To By-law 70-35


PLAN
SHOWING
BLOCK "A" GLENDALE ESTATES Nº 2 (PHASE 1)
REGISTERED PLAN M-27
IN THE
CITY OF HAMILTON
SCALE: 1" = 100'
A.J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO
OUIGLEY ROAD
ST. ANDREWS DRIVE
PALMERSTON PLACE
BLOCK "A"
BLOCK "H"
(ROAD WIDENING)
INST 43997 SKLT. (REMAINDER)
790.07' - N 72°56'W
780.07
308.22' N 16°47'E
723.00' N 73°13'W
ARC = 92.15'
RADIUS = 240.00'
Δ = 46°
282.66'
448.66' N 38°47'E
78.75' N 5°13'W
104.67' N 5°13'W
115.30' N 5°13'W
124.05' N 5°13'W
157.14' N 5°13'W
N 16°47'E
N 27°47'E
N 73°13'W
RADIUS = 1700'
RADIUS = 470'
RADIUS = 45.00'
RADIUS = 1400'
RADIUS = 1856.00'
RADIUS = 100.00'
RADIUS = 240.00'
RADIUS = 1700'
RADIUS = 470'
RADIUS = 45.00'
RADIUS = 1400'
RADIUS = 1856.00'
RADIUS = 100.00'
N 64°07'30"W
N 38°48'15"W
N 19°22'30"W
N 66°55'30"W
N 56°42'W
N 47°48'30"W
N 28°54'30"W
N 9°00'30"W
N 14°47'E
N 36°47'E
N 64°39'45"E
N 73°13'W
N 16°47'E
N 73°13'W
N 73°13'W
N 73°13'W



(S-75a) (c)

DETAILS OF DEVELOPMENT

LAND AREA - 5.9 ACRES	- 257004 SQ.FT.	-	100.0 %
BUILDING COVERAGE (TOTAL 12)	- 52200 SQ.FT.	-	20.3 %
NUMBER OF UNITS - MAXIMUM 96			
MIN.PARKING - 125 % - 120 SPACES	- 37540 SQ.FT.	-	14.6 %
MIN.LANDSCAPE AREA	- 167264 SQ.FT.	-	65.1 %

ABBOTSFORD

SITE PLAN

BLOCK 'A' - GLENDALE ESTATES No. 2
REGISTERED PLAN M-27 CITY OF HAMILTON
ZONING BY-LAW NO. ..... SCHEDULE .....
BUILDER - ABBOTSFORD HOMES LIMITED

SCHEDULE "B1"

To By-law 70-35

SCHEDULE S-75B

BY-LAW NO. 70-197

To Amend Zoning By-law No. 6593

Respecting:

Lands on the west side of Quigley Road

WHEREAS By-law No. 68-227 passed on the 30th day of July, 1968 did rezone the lands described in Schedule "A" thereto from "AA" (Agricultural) District to "DE-2" (Multiple Dwellings) District;

AND WHEREAS the said By-law No. 68-227 did require that the lands described in Schedule "A" to the said By-law No. 68-227:

> shall be subject to a requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by the Corporation of the City of Hamilton.

AND WHEREAS the said By-law No. 68-227 was approved by the Ontario Municipal Board on the 6th day of September, 1968;

AND WHEREAS it is intended herein that part of the lands described in Schedule "A" to the said By-law No. 68-227 shall be regulated by Site Plan.

NOW THEREFORE the Council of the Corporation of the City of Hamilton enacts as follows:

1. The Site Plan hereto annexed as Schedule "B-2" is approved, defined and adopted to require that:

(1) Notwithstanding

(a) the "DE-2" District provisions of Zoning By-law No. 6593, that part of the land described in Schedule "A" to By-law No. 68-227 located in the area on the west side of Quigley Road,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A-2", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the approved Site Plan hereto annexed as Schedule "B-2".

2. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-75B".

3. Sheet No. E.97 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Schedule "A-2" to this By-law, "S-75B".

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 14th day of July, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

PLAN

SHOWING

BLOCKS "A" AND "B" - GLENDALE ESTATES N° 2 (PHASE 3)

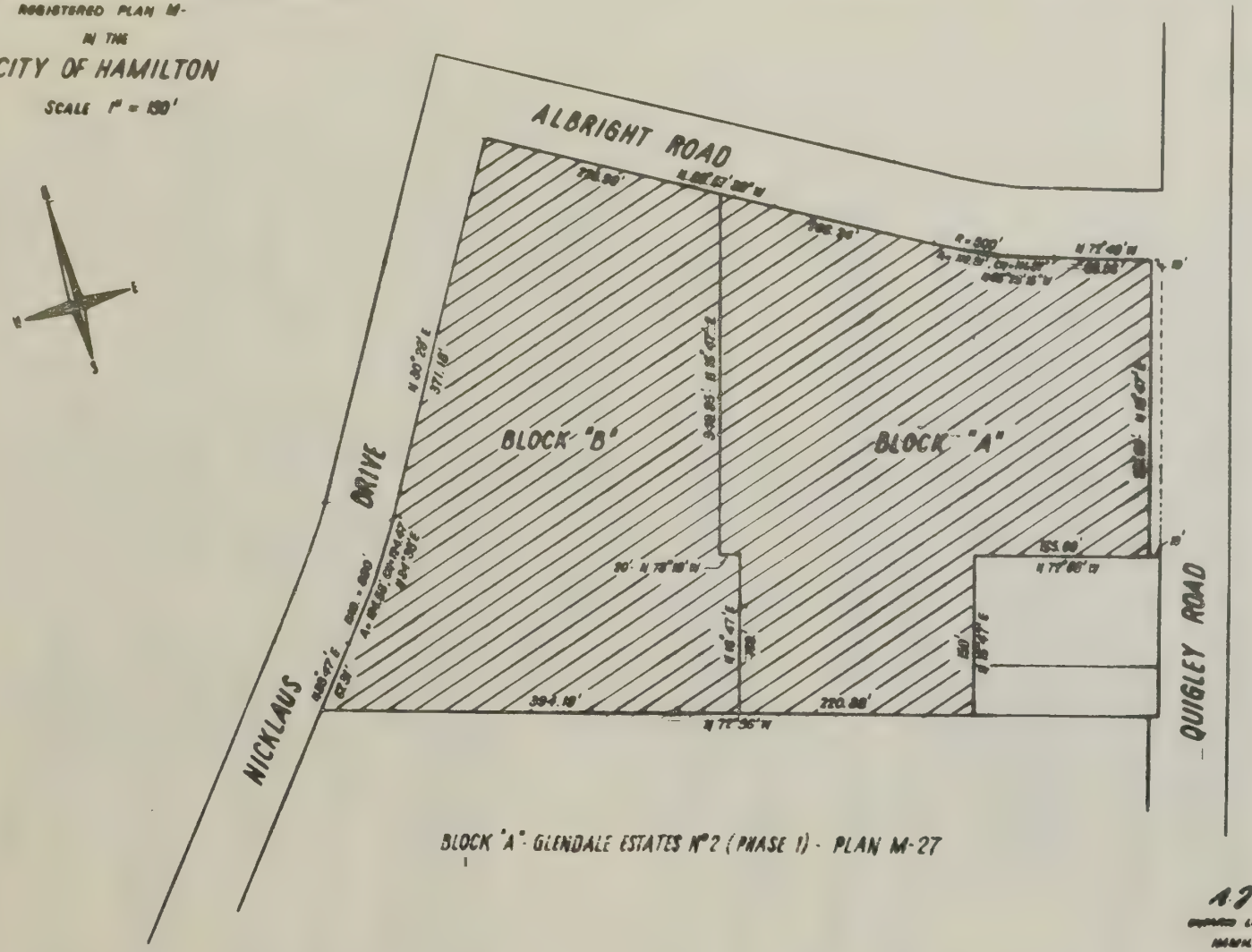
REGISTERED PLAN M-

IN THE

CITY OF HAMILTON

SCALE 1" = 150'

SCHEDULE "A-2" To By-Law No. 70-197



BLOCK "A" - GLENDALE ESTATES N° 2 (PHASE 1) - PLAN M-27

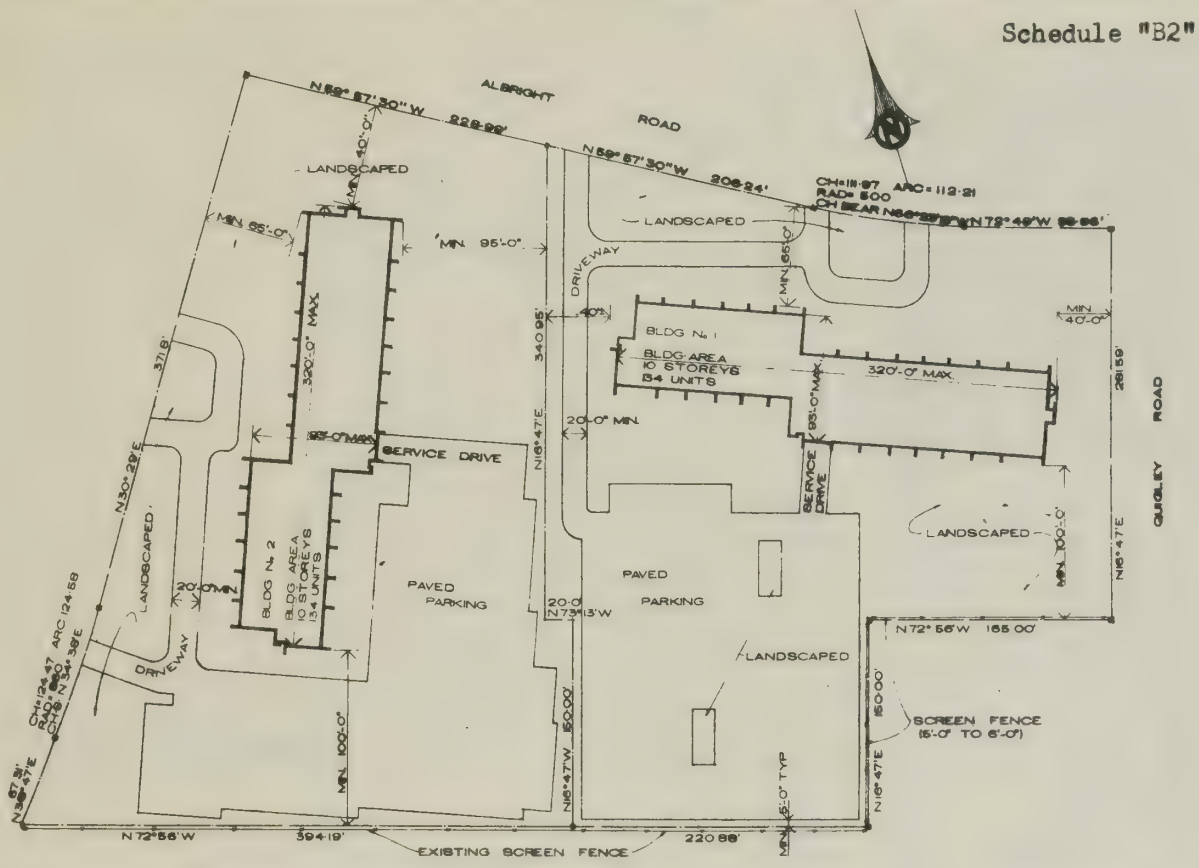
A. J. Clarke

ONTARIO LAND SURVEYOR

HAMILTON, ONTARIO

(S-75B) (b)

Schedule "B2" to By-Law No. 70-197



DETAILS OF DEVELOPMENT

BUILDING No. 2

LAND AREA = 155,178.14 SQ.FT

BUILDING COVERAGE = 39,660 SQ.FT

No. OF UNITS = 134

MIN PARKING = 125% = 168 SPACES

MIN LANDSCAPED AREA = 38,794.55 SQ.FT

BUILDING No. 1

LAND AREA = 155,175.14 SQ.FT

BUILDING COVERAGE = 39,660 SQ.FT

No. OF UNITS = 134

MIN PARKING = 125% = 168 SPACES

MIN LANDSCAPED AREA = 38,794.55 SQ.FT

SCALE IN FEET

0 60

5 10 160

SITE PLAN

PART OF LOT 30 CONCESSION 4, IN THE TOWNSHIP OF SALTFLEET NOW IN THE CITY OF HAMILTON.

ZONING BY-LAW No. 70 SCHEDULE B-2

OWNERS- QUEENSTON DEVELOPMENT CO. LTD

PROPOSED 2-134 SUITE TOWNHOUSE-APARTMENT BLDS

QUIGLEY ROAD & ALBRIGHT ROAD

HAMILTON ONTARIO

QUEENSTON DEVELOPMENT CO. LTD

MARTIN MENDELOW ARCHITECT

101 THORNCLIFFE PARK DRIVE TORONTO 17

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON REQUEST. CONTRACTOR TO CHECK ALL DIMENSIONS. DO NOT SCALE DRAWINGS

(S-75B) (c)

SCHEDULE S-76

BY-LAW NO. 68-228

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9b of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district, those lands located on the south side of Limeridge Road, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this by-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Notwithstanding the "DE-2" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton and that the density of development shall be limited to a maximum of Forty-five (45) residential units.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-76'.

4. Sheet No. W-9b of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above--'S-76'.

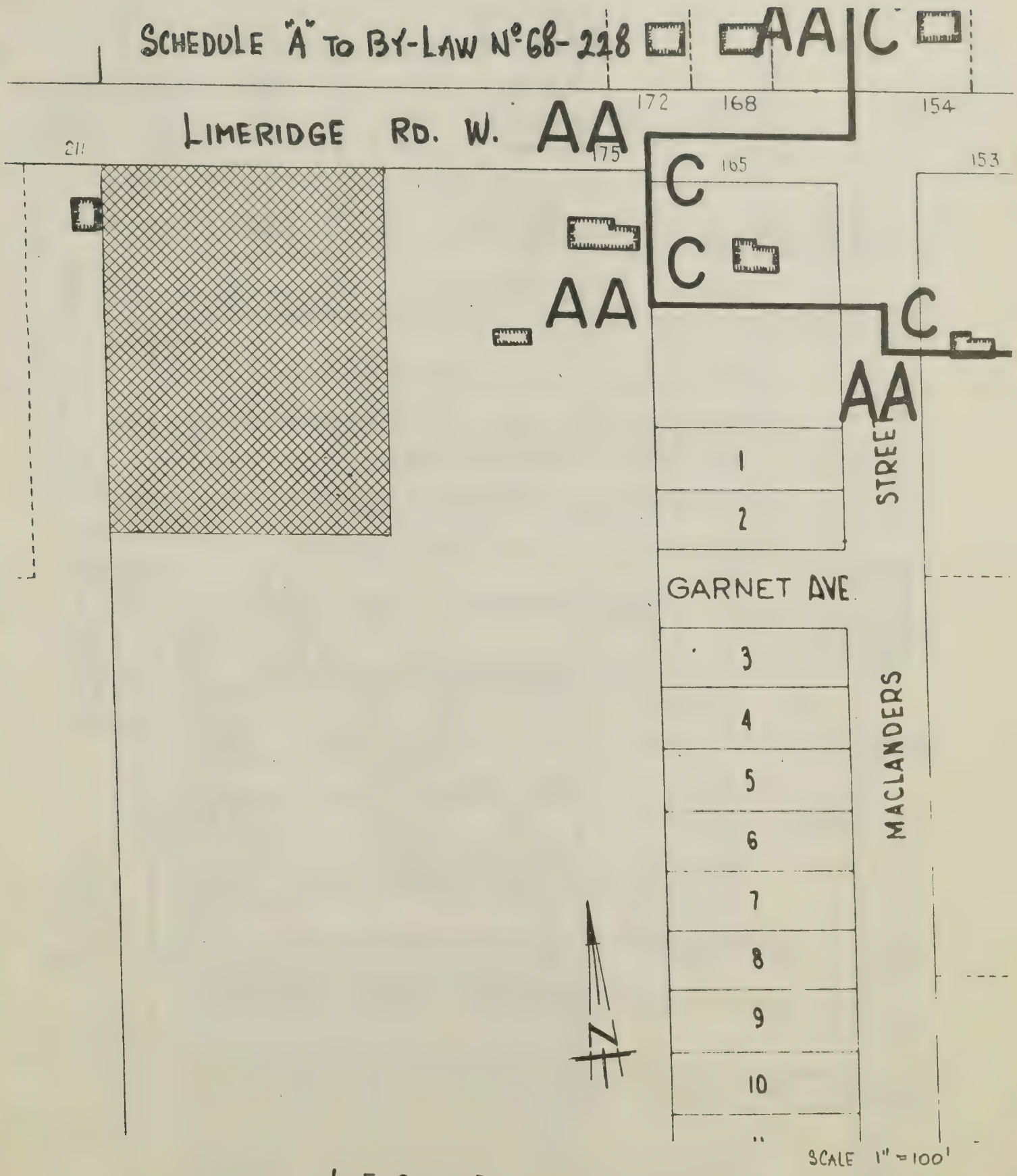
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of July, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



LEGEND.

LANDS ON PART OF SHEET Nº W-9B OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "AA" (AGRICULTURAL) DISTRICT TO "DE-2" (MULTIPLE DWELLINGS) DISTRICT.

SCHEDULE S-76a

BY-LAW NO. 70-366

To Amend:

Zoning By-law No. 6593

RESPECTING:

Lands located in the area west of West 5th Street

WHEREAS By-law No. 68-228, passed on the 30th day of July, 1968 did rezone the lands described in Schedule "A" from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district;

AND WHEREAS the said By-law No. 68-228 did in Section 2 make the lands in the said Schedule "A" subject to an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton;

AND WHEREAS the said By-law No. 68-228 was approved by the Ontario Municipal Board on the 16th day of December, 1968;

AND WHEREAS it is expedient to enlarged the area in the said Schedule "A" by adding a parcel of land rezoned herein, abutting the lands described herein in order to provide for a 44 - unit town house development upon the whole of the lands including the abutting land rezoned herein;

AND WHEREAS it is expedient to regulate the whole of the lands including the abutting land rezoned herein by an approved Site Plan.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.9B of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended,

(a) by changing from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district, those lands comprised of Block 1,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to Block 1 and Block 2 shown on Schedule "A", the "DE-2" District provisions subject only to the special requirements shown on the Site Plan annexed hereto as Schedule "B".

3. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-76a".

4. Sheet No. W.9B of the District Maps appended to and forming part of By-law No. 6593, is amended by marking the lands referred to in Section 2, above, "S-76a".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

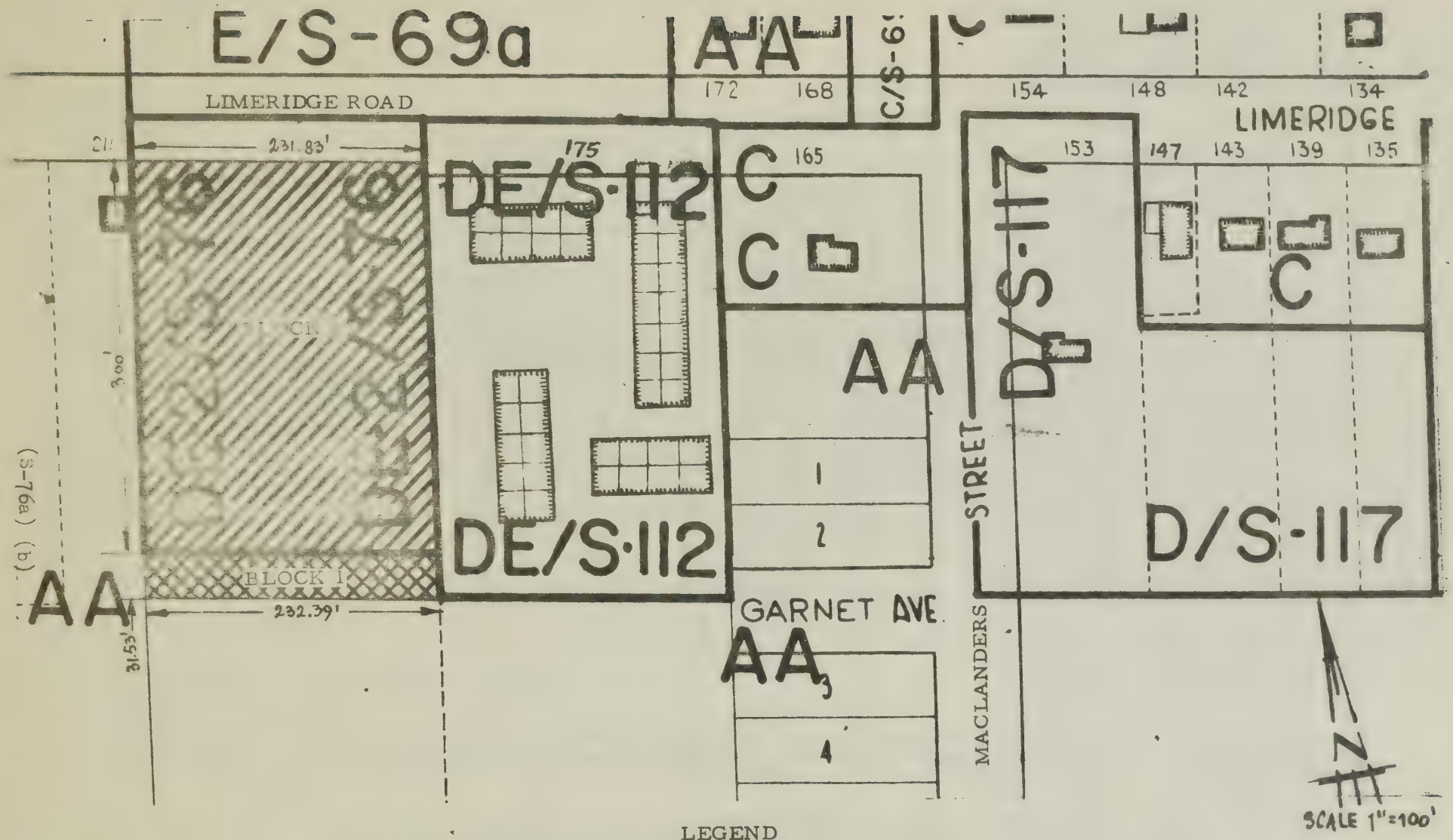
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 15th day of December, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

Schedule "A" to By-law No. 70-366



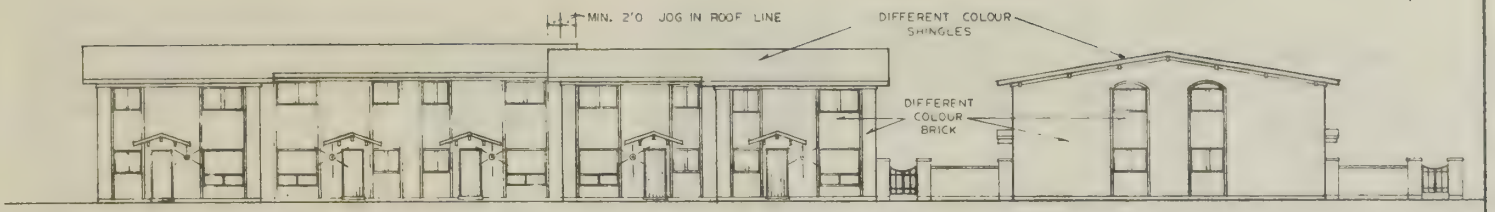
LEGEND

BLOCK 1

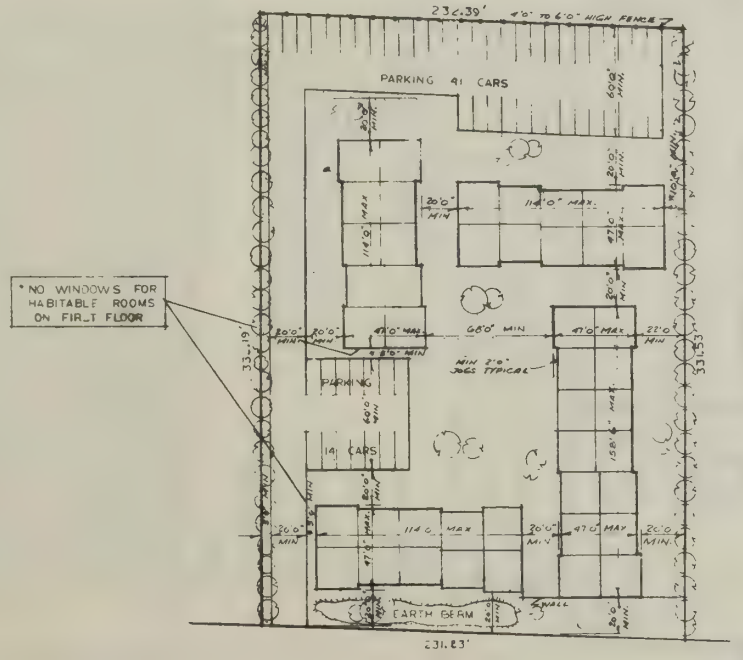
Lands on part of Sheet No. W-9B of the Zoning District Maps to be re-zoned from "AA" (Agricultural) District to "DE-2" (Multiple Dwellings) District.

BLOCK 1
BLOCK 2

Lands on part of Sheet No. W-9B of the Zoning District Maps to be regulated by By-law No. 70-366 and the Appended Site Plan Schedule "B".



FRONT ELEVATION
FROM LIMERIDGE ROAD



DEVELOPMENT DETAILS	
LOT AREA	77,000 SQ. FT.
AREA OF BUILDINGS	22,350 " "
LANDSCAPE AREA	30,400 " "
BUILDING HEIGHT	2 FLOORS
MAX. NO. OF UNITS	44
PROPOSED PARKING	55 SPACES
REQ'D. PARKING	MIN 125 %
ERECT FENCE ON REAR LOT LINE ONLY WITH CEDAR TREES ON SIDE LOT LINES	
SCHEDULE "B" TO BYLAW NO. 70-366	
SCALE	

LIMERIDGE ROAD WEST

LIMERIDGE ROAD WEST
GARDEN APARTMENTS
SCALE — PAGE 1 OF 1

WENTWORTH CONSTRUCTION DESIGN
361 JACKSON ST. W.
HAMILTON, ONT.
416 522 7585
JOB No. — DATE 22 7 70

(S-76a) (c)

SCHEDULE S-77

BY-LAW 68-234

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E-114 and E-115 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, are hereby amended by changing from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district, those lands located in the area north of Queenston Road and west of Lake Avenue, the extent and boundaries of which are shown in and on Plans hereto annexed as Schedule "A" and Schedule "B", which Plans, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this by-law in the same way as if the extent and boundaries of the lands were described in words herein.

2. Notwithstanding the "DE-2" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" and Schedule "B" shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with (a) a density limited to a maximum of Two Hundred (200) units; (b) the establishment of a public walkway on the development site to provide access from the development area on the west side to the public open space on the east side; (c) an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule 'S-77'.

4. Sheets Nos. E-114 and E-115 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above --'S-77'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

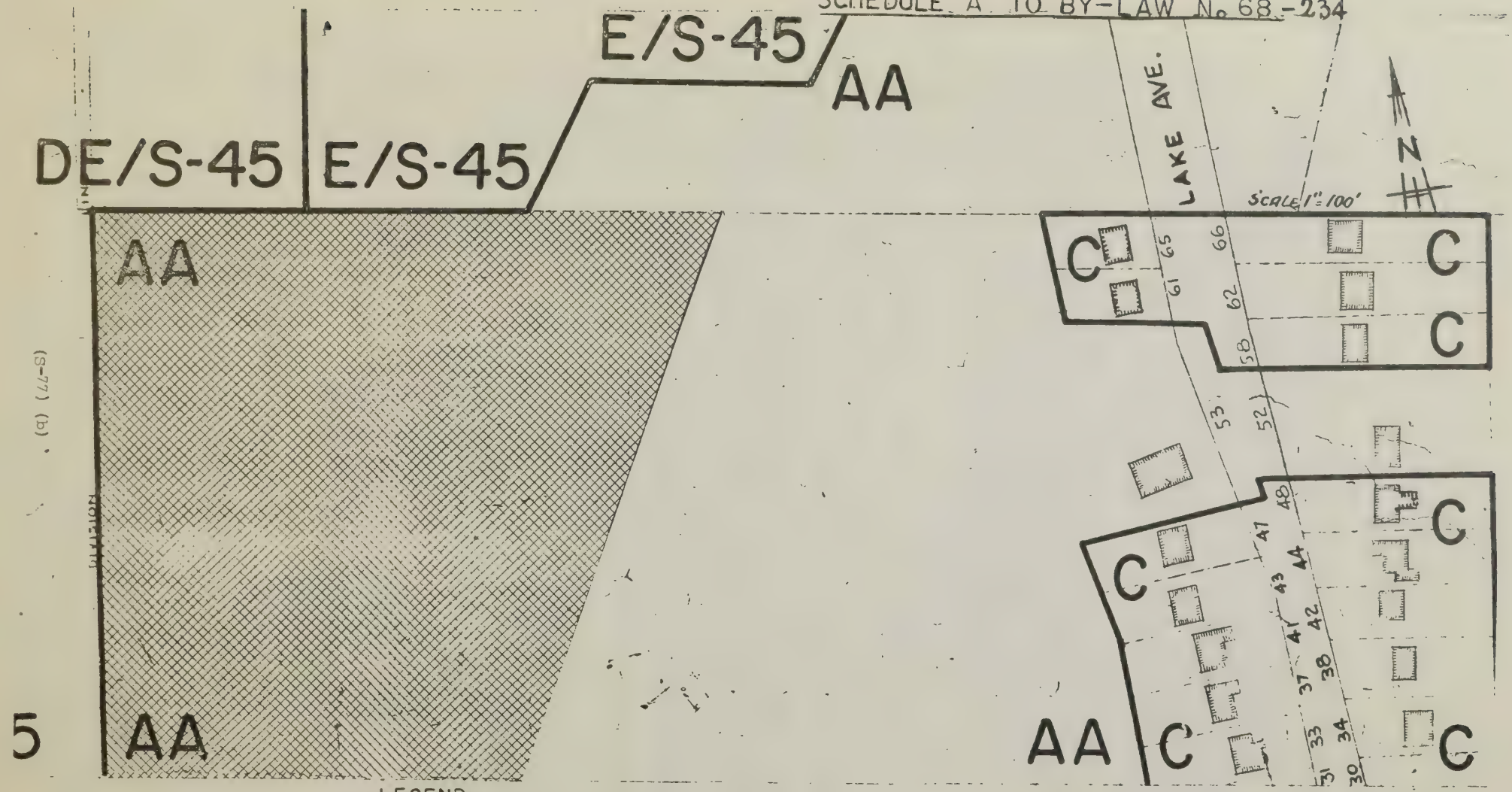
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of July, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

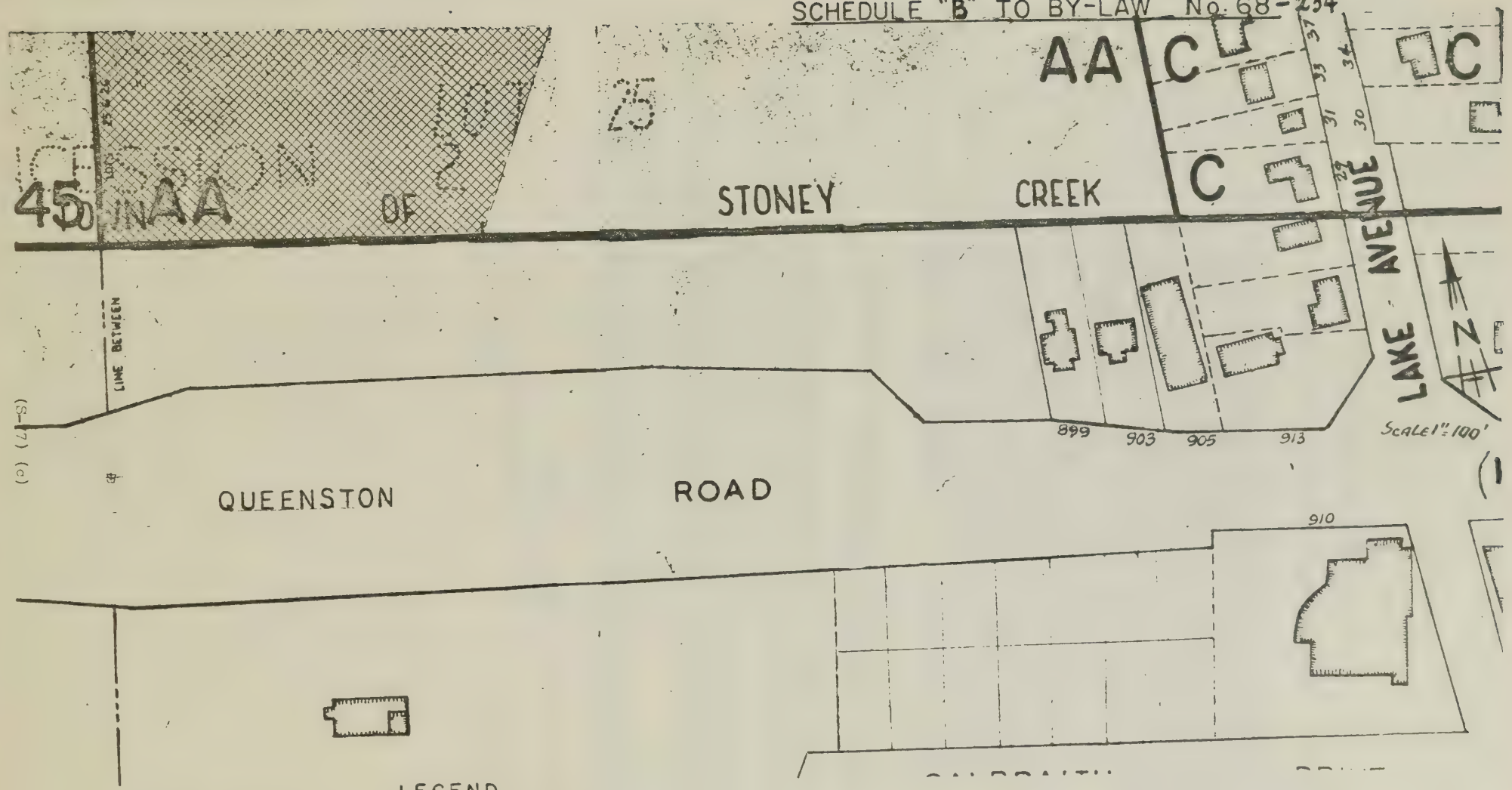
SCHEDULE "A" TO BY-LAW No. 68-234



LEGEND

LANDS ON PART OF SHEET No. E-114 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "A A" (AGRICULTURAL)

SCHEDULE "B" TO BY-LAW No. 68-234



LEGEND

LANDS ON PART OF SHEET No. E-115 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "AA" (AGRICULTURAL) DISTRICT TO "DE-2" (MULTIPLE DWELLINGS) DISTRICT.

SCHEDULE S-78

BY-LAW NO. 68-233

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9b of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential--One and Two Family Dwellings, etc.) district, those lands located on the south side of Limeridge Road in the area west of West 5th Street, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this by-law in the same way as if the extent and boundaries of the lands were described in words herein.

2. Notwithstanding the "D" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule 'S-78'.

4. Sheet No. W-9b of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above--'S-78'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of July, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE S-79

BY-LAW NO. 68-237

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-24 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "D" (Urban Protected Residential—One and Two Family Dwellings, etc.) district to "E-2" (Multiple Dwellings) district, those lands located on the north side of Aberdeen Avenue, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan, notations, references and other information shown thereon is hereby incorporated in and declared to form part of this By-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Notwithstanding the "E-2" District provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with: (a) a density limited to Fifty-three (53) residential units; (b) a height limitation of seven storeys; (c) an approved Site Plan hereto annexed and designated Schedule "B" to this By-law.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule 'S-79'.

4. Sheet No. W-24 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above—'S-79'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

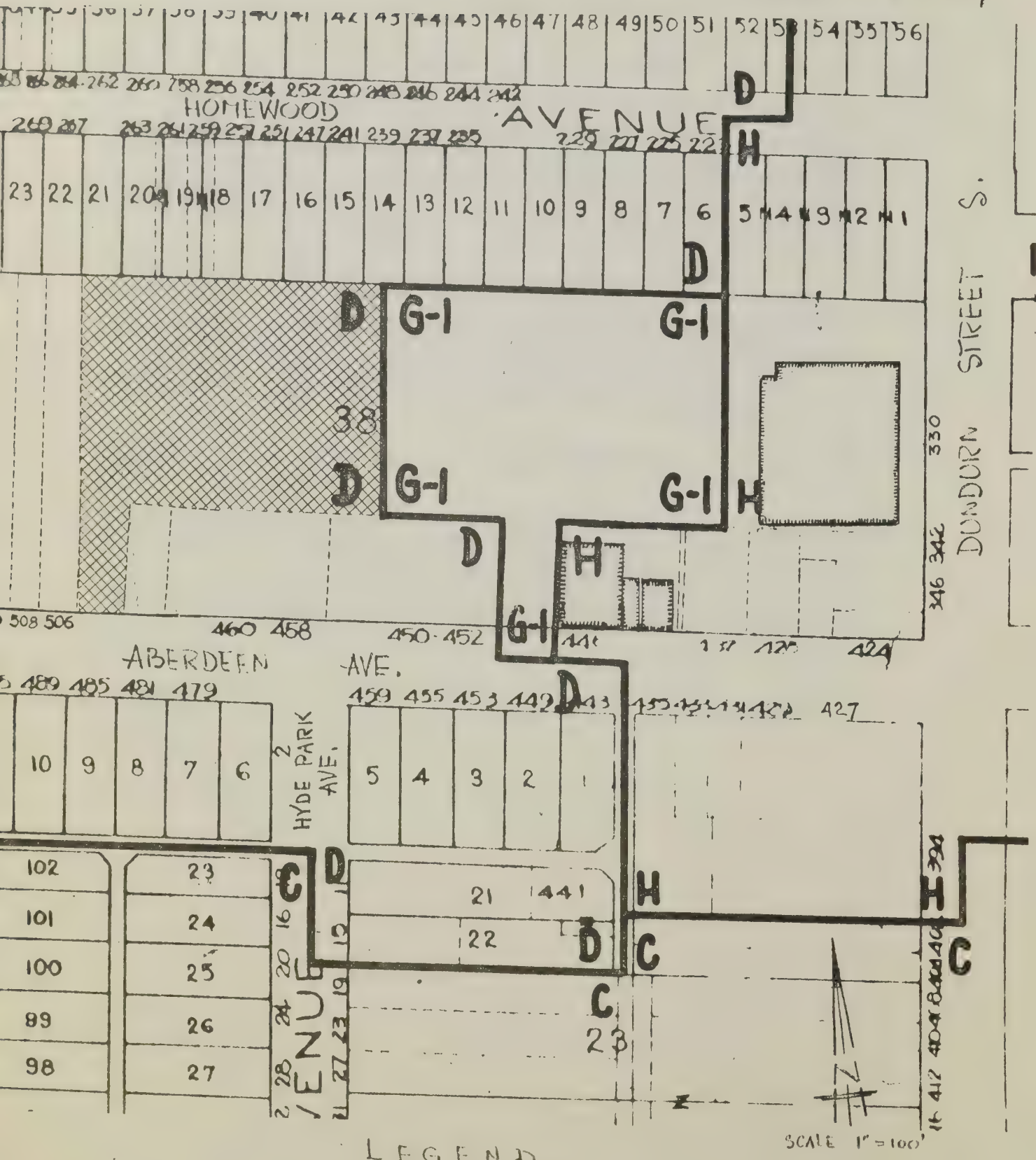
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of July, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº 68-237



LEGEND.

LANDS ON PART OF SHEET Nº W 24 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "D" (URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLINGS, ETC.) DISTRICT TO "E-2" (MULTIPLE DWELLINGS) DISTRICT.

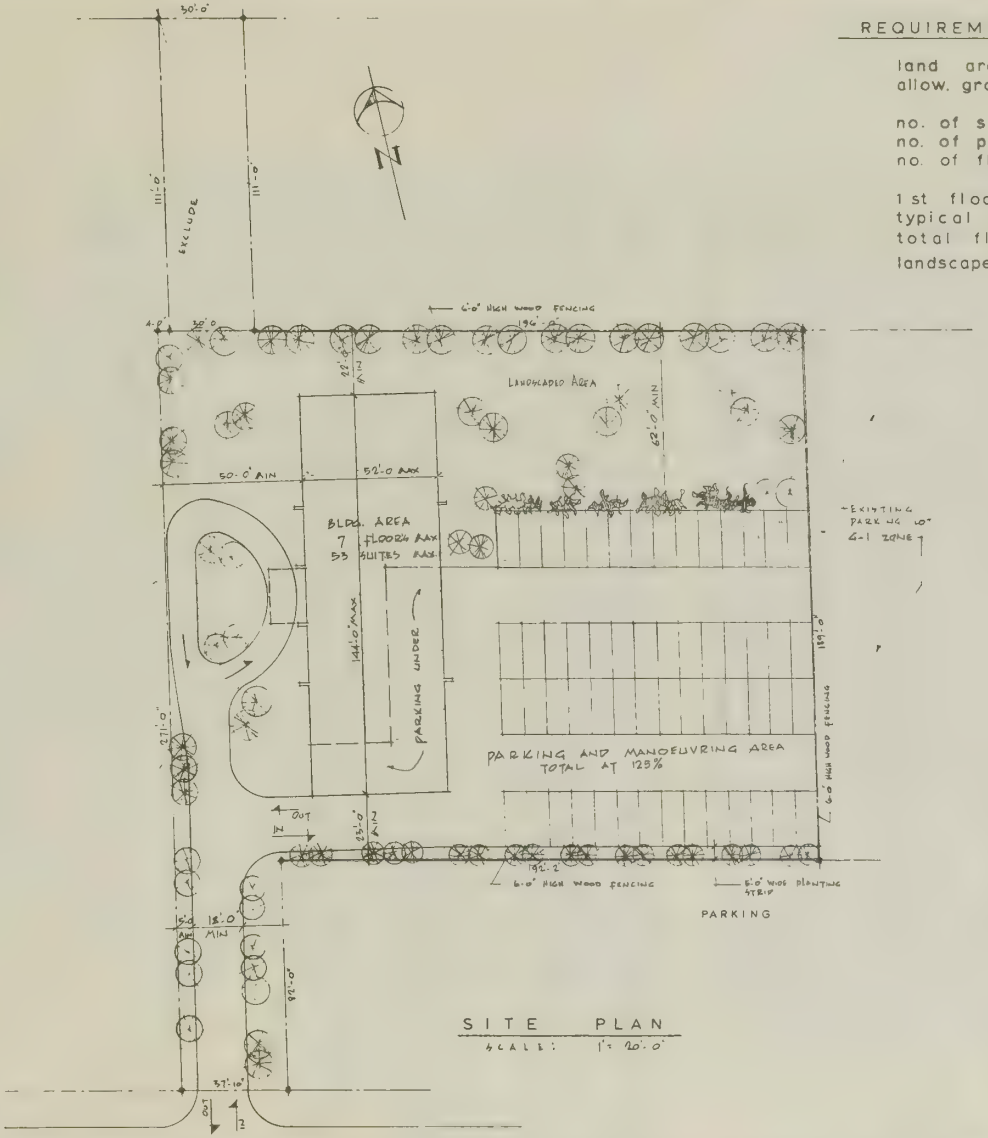
(S-79) (b)

SCHEDULE "B"

according to By-law 6R-237

REQUIREMENTS E2-ZONE

land area	16600 sq ft ±
allow. gross bldg. area @ 1.19	56454
no. of suites	53 SUITES MAX
no. of parking spaces	125% MIN
no. of floors	7 FLOORS MAX
1st floor area	
typical floor area	
total floor area	
landscape area	

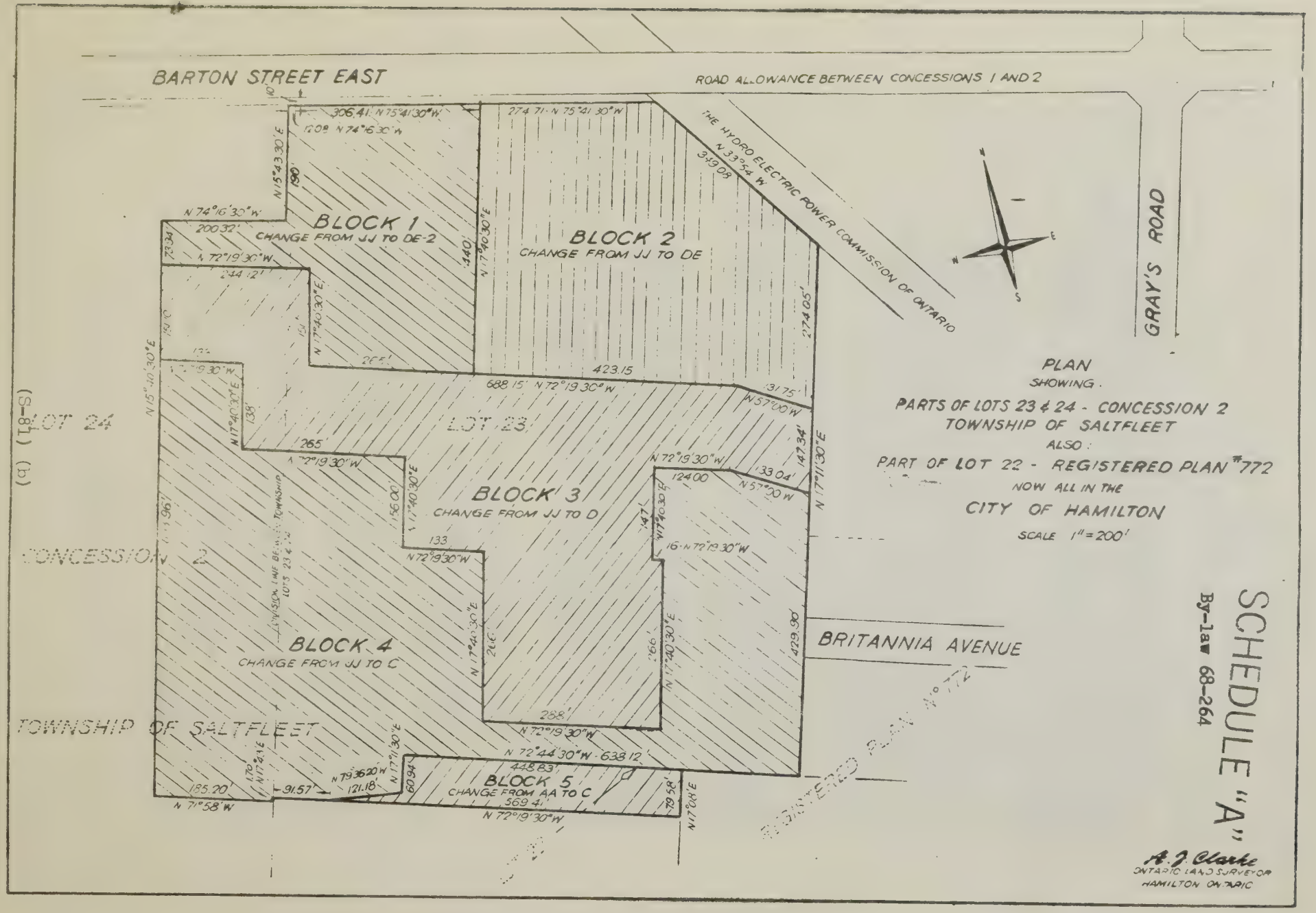


SITE PLAN

SCALE: 1" = 20'-0"

DATE	REVISIONS
MAR 2/66	E-2 ZONE 9 FL. 98 UNITS
MAR 9/66	7 FL. 53 UNITS

TYMOSHUK & TYMOSHUK
ARCHITECTS
HAMILTON — TORONTO
FEB 10 66


BARTON STREET EAST
ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2
GRAY'S ROAD
THE HYDRO ELECTRIC POWER COMMISSION OF ONTARIO
BLOCK 1
CHANGE FROM JJ TO DE-2
BLOCK 2
CHANGE FROM JJ TO DE
BLOCK 3
CHANGE FROM JJ TO D
BLOCK 4
CHANGE FROM JJ TO C
BLOCK 5
CHANGE FROM AA TO C
LOT 24
LOT 23
CONCESSION 2
TOWNSHIP OF SALTFLEET
BRITANNIA AVENUE
PLAN
SHOWING
PARTS OF LOTS 23 & 24 - CONCESSION 2
TOWNSHIP OF SALTFLEET
ALSO
PART OF LOT 22 - REGISTERED PLAN № 772
NOW ALL IN THE
CITY OF HAMILTON
SCALE 1" = 200'
SCHEDULE "A"
By-law 68-264
A. J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON ONTARIO

SCHEDULE S-82

BY-LAW NO. 68-266

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-123 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "JJ" (Restricted Light Industrial) district to "DE" (Low Density Multiple Dwellings) district and "D" (Urban Protected Residential—One and Two Family Dwellings, etc.) district, those lands located on the south side of Barton Street East in the area east of Lake Avenue more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law which lands are designated as Block 1 and Block 2, respectively.

2. Sheets Nos. E-123 and E-124 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, are hereby amended by changing from "JJ" (Restricted Light Industrial) district to "C" (Urban Protected Residential) district, those lands located south of Barton Street East in the area east of Lake Avenue more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated as Block 3.

3. Notwithstanding the "DE" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton and except in accordance with a Registered Plan of Subdivision approved by the Minister of Municipal Affairs.

4. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-82'.

5. Sheet No. E-123 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above and designated as Block 1, to be zoned "DE"—'S-82'.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 10th day of September, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

PLAN SHOWING:

PART OF LOT 24 - CONCESSION 2 - TOWNSHIP OF SALTFLEET

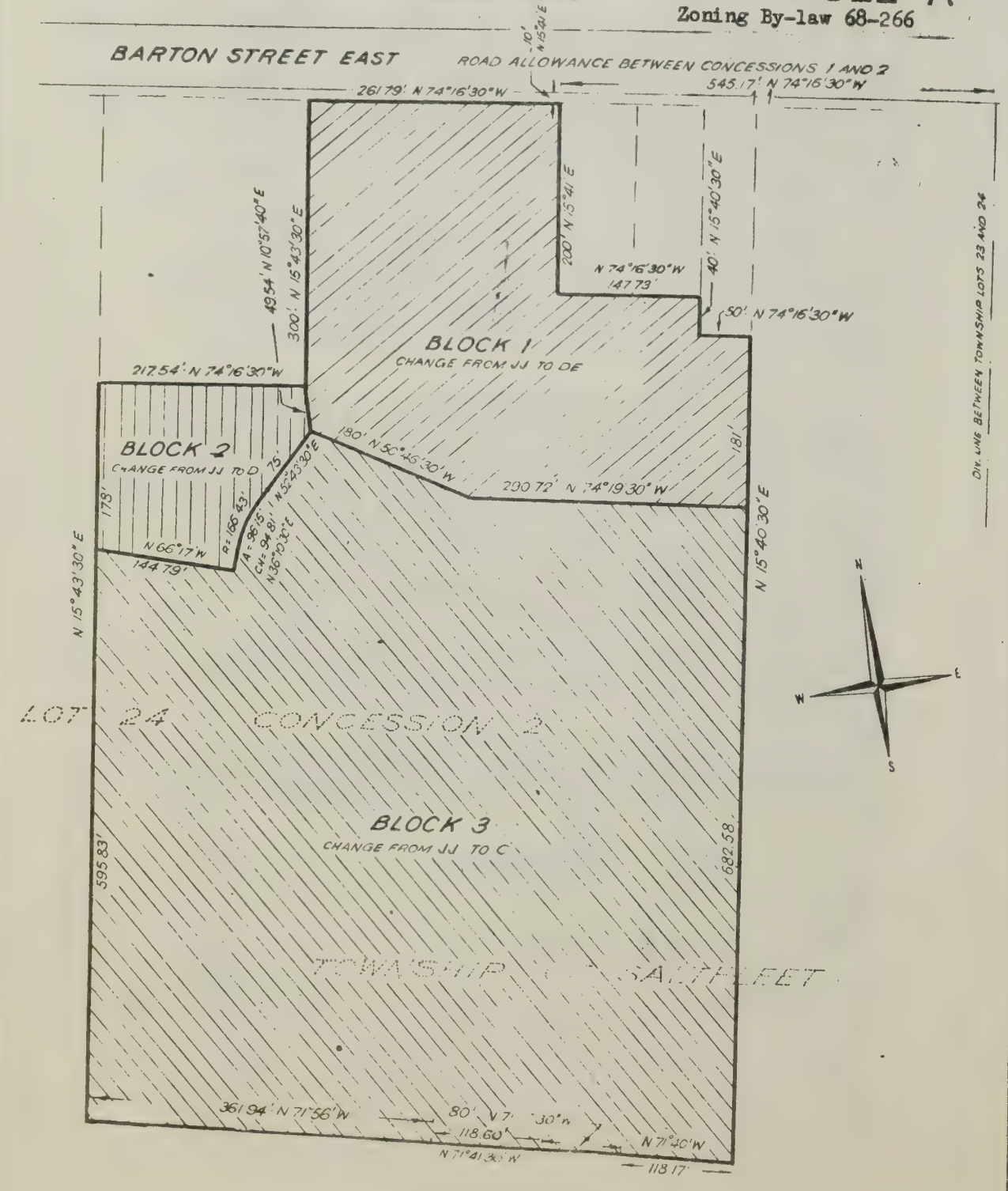
NOW IN THE

CITY OF HAMILTON

SCALE: 1" = 150'

SCHEDULE "A"

Zoning By-law 68-266



(S-82) (b)

A. J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

SCHEDULE S-82A

BY-LAW NO. 70-50

To Amend Zoning By-law No. 6593

WHEREAS By-law No. 68-266 passed on the 10th day of September, 1968, did rezone the lands described as Block No. 1 in Schedule "A" from "JJ" (Restricted Light Industrial) district to "DE" (Low Density Multiple Dwellings) district;

AND WHEREAS the said By-law No. 68-266 did require that the lands described in Schedule "A" of the said By-law No. 68-266:

> "Shall be subject to the requirement that no building or structure or part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton".

AND WHEREAS the said By-law No. 68-266 was approved by the Ontario Municipal Board by Order dated the 2nd day of April, 1969;

AND WHEREAS it is intended herein that a part of the lands described in Schedule "A" to the said By-law No. 68-266 shall be regulated by Site Plan.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The Site Plan hereto annexed as Schedule "B1" is approved, defined and adopted to require that:

(1) Notwithstanding

(a) the "DE" district provisions of Zoning By-law No. 6593, the lands herein comprised of Block No. 1,

the extent and boundaries of which Block No. 1 are described in and on Schedule "A" to By-law No. 68-266, shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the approved Site Plan hereto annexed as Schedule "B1".

2. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-82a".

3. Sheet No. E.123 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is amended by marking the lands referred to as Block No. 1 in Schedule "A", "S-82a".

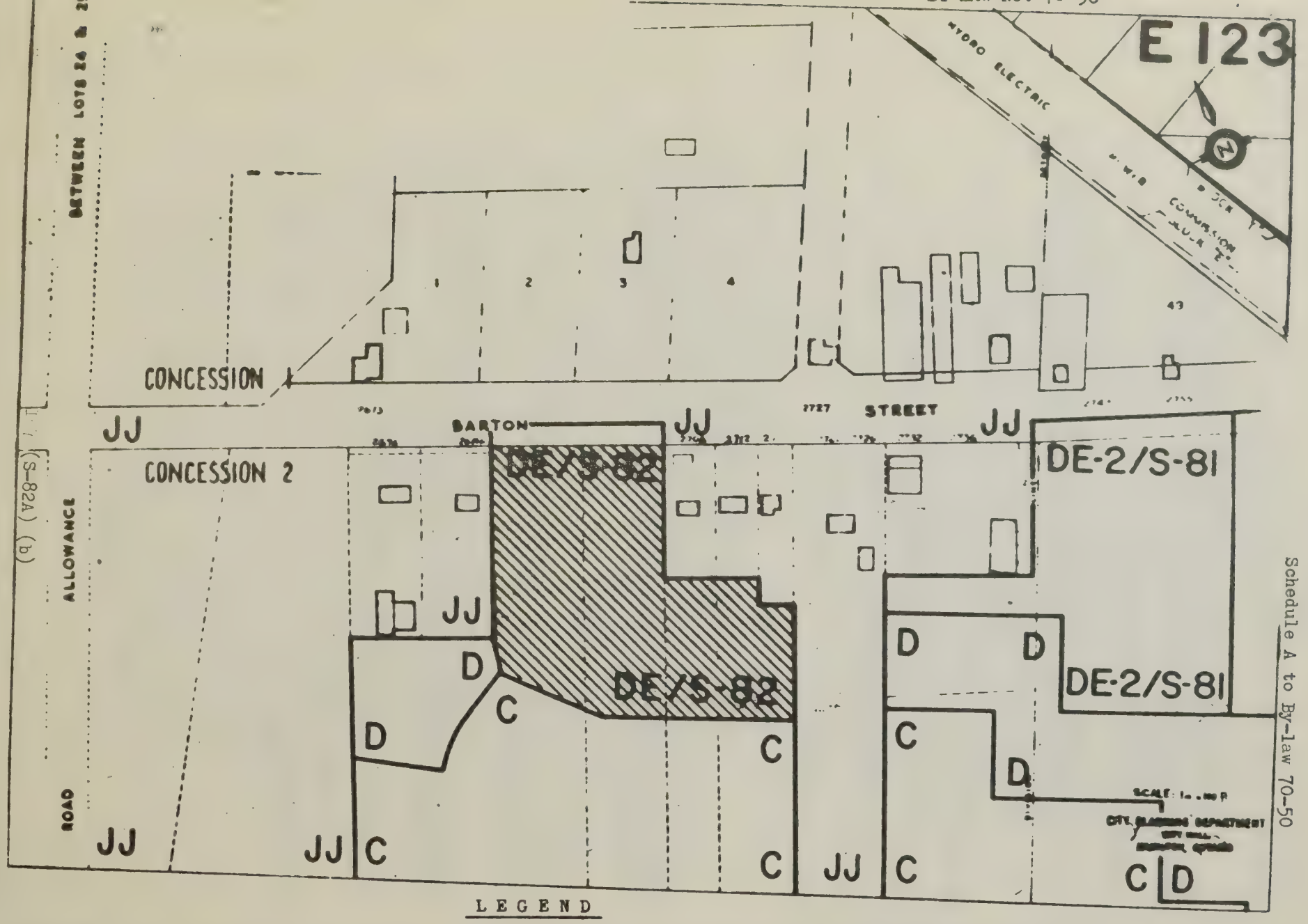
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 24th day of February, A.D. 1970.

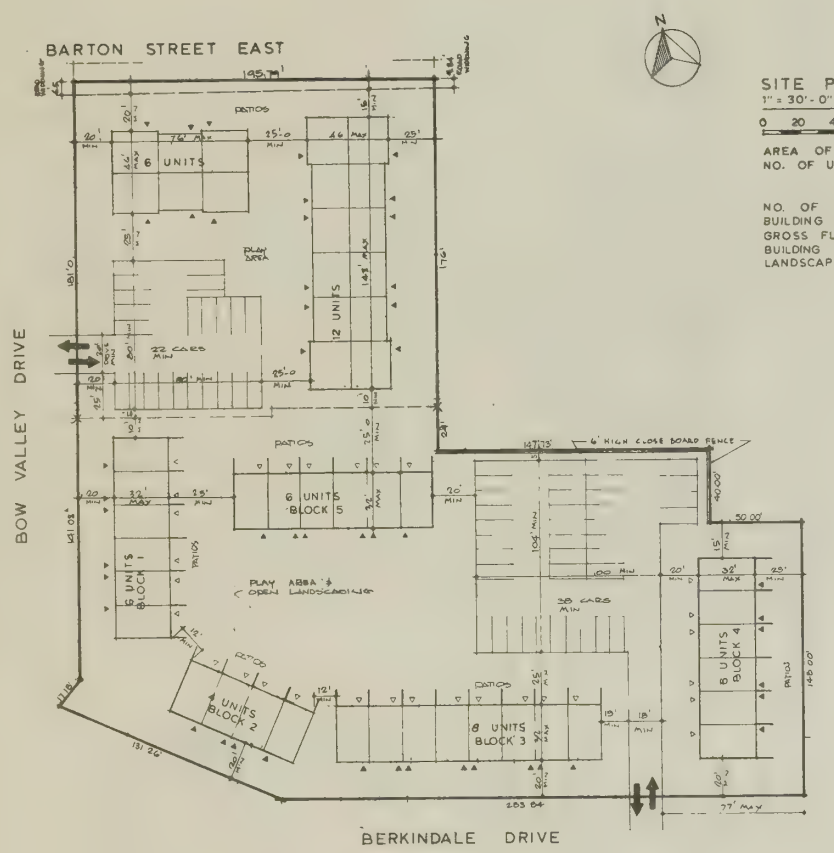
E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



Schedule A to By-law 70-50

Lands on part of Sheet No. E-123 of the Zoning District Maps to be regulated by the Site Plan attached to By-law No. 70-50



SITE PLAN DE ZONE

1" = 30'-0"

0 20 40 60

AREA OF LAND	108,250 ft² ±	2.48 ac.
NO. OF UNITS	30 @	2500 ft² LAND
	18 @	1500 ft² "
	48	UNITS MAX
NO. OF CARS	= 60	
BUILDING COVERAGE	= 25,120 ft²	= 24 % MAX.
GROSS FLOOR AREA	= 50,240 ft²	MAX
BUILDING HEIGHT	= 2-1/2 FL.	= 24' MAX
LANDSCAPE AREA	= 64,400 ft²	= 59 % MIN

▲ DENOTES LIVING ROOM ENTRANCE
△ DENOTES KITCHEN SIDE ENTRANCE

Schedule "B1" to By-law No. 70-50

48 HOUSING UNITS DEVELOPMENT

HAMILTON ONTARIO

TYMOSHUK & TYMOSHUK
ARCHITECTS
HAMILTON - ONTARIO
OCT. 16 69

1

SCHEDULE S-83

BY-LAW NO. 68-269

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E-88 andE-89 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, are hereby amended by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands located south of King Street East in the area between Mount Albion Road and Quigley Road, more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated as Block 2.

2. Sheet No. E-88 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential—One and Two Family Dwellings, etc.) district, those lands located south of King Street East in the area between Mount Albion Road and Quigley Road, more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated as Block 1.

3. Notwithstanding the "C" and "D" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with a Registered Plan of Subdivision approved by the Minister of Municipal Affairs.

4. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule 'S-83'.

5. Sheets No. E-88 and E-89 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 are hereby further amended by marking the lands referred to in Sections 1 and 2 above--'S-83'.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

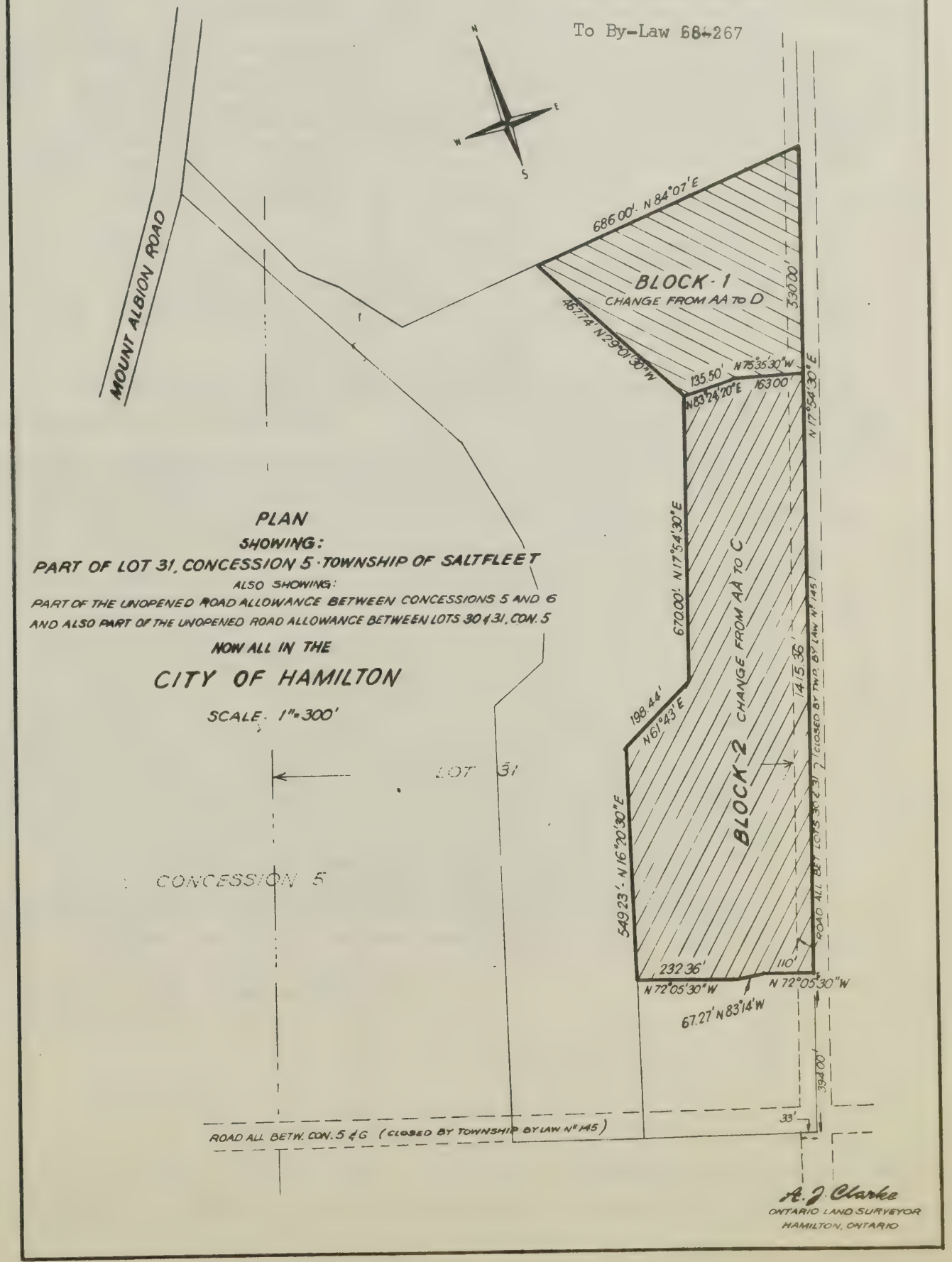
PASSED this 10th day of September, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A"

To By-Law 68-267



PLAN

SHOWING:

PART OF LOT 31, CONCESSION 5 · TOWNSHIP OF SALTFLEET

ALSO SHOWING:

PART OF THE UNOPENED ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6

AND ALSO PART OF THE UNOPENED ROAD ALLOWANCE BETWEEN LOTS 30 & 31, CON. 5

NOW ALL IN THE

CITY OF HAMILTON

SCALE · 1" = 300'

A. J. Clarke

ONTARIO LAND SURVEYOR

HAMILTON, ONTARIO

SCHEDULE S-84

BY-LAW NO. 68-267

To Amend The Zoning By-law 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-17a of the District Maps, appended to and forming part of the Zoning By-law No. 6593 passed on the 25th day of July, A.D. 1950 is hereby amended by marking those lands located in the area north of Limeridge Road and east of Garth Street, the extend and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A" and which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this By-law in the same way as if the extend and boundaries of the lands are described in words herein, as 'S-84'.

2. The said Zoning By-law No. 6593 is hereby amended by adding this amending By-law to Section 19B as Schedule 'S-84'.

3. Notwithstanding subclause (viia) of Clause A of subsection 2 of Section 2, subsection 8 of Section 18 and the "DE-3" District provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used, except in accordance with an approved Site Plan hereto annexed and designated Schedule "B" to this By-law.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

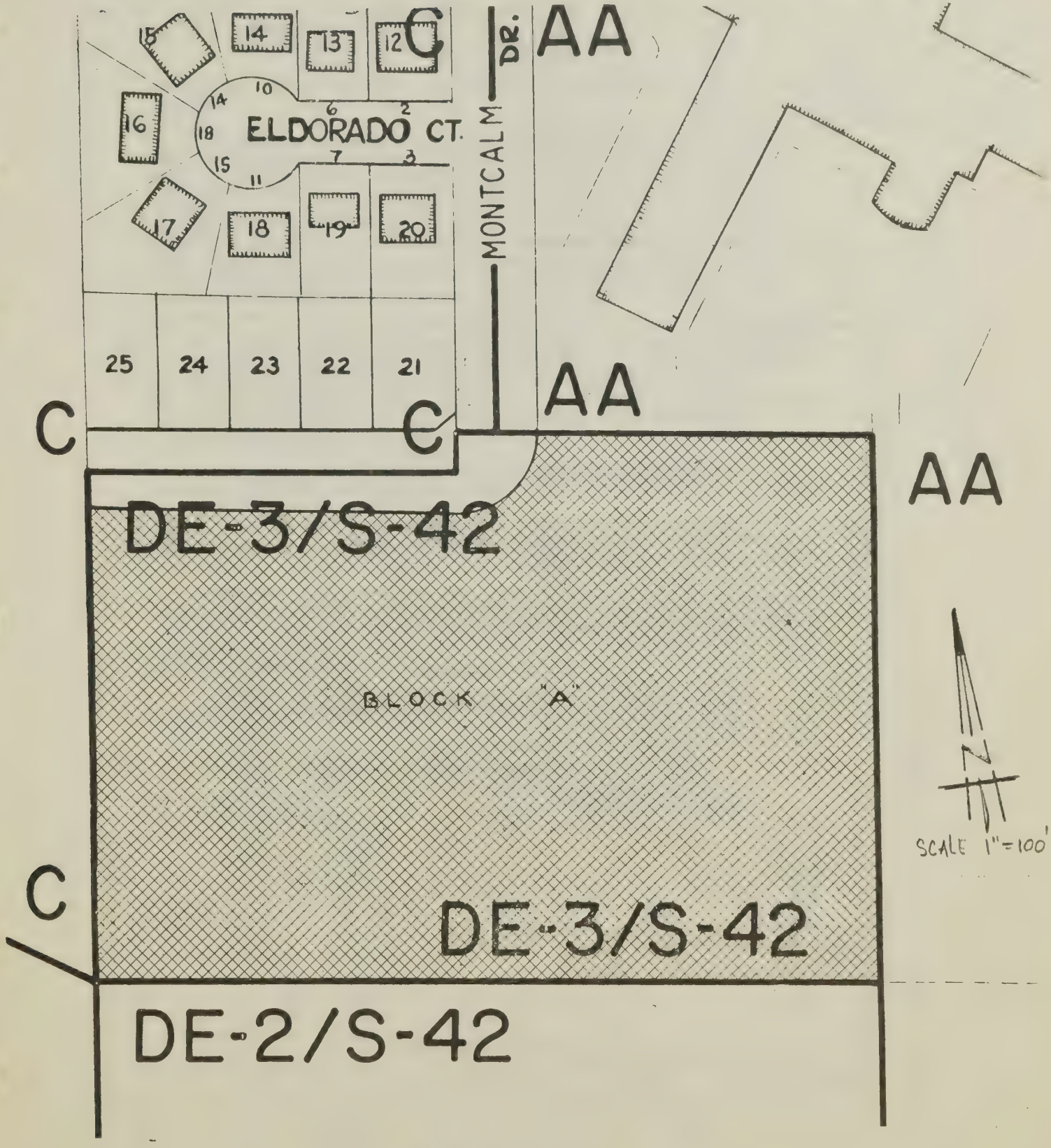
5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 10th day of September, A.D. 1968.

E. A. Simpson,
City Clerk.

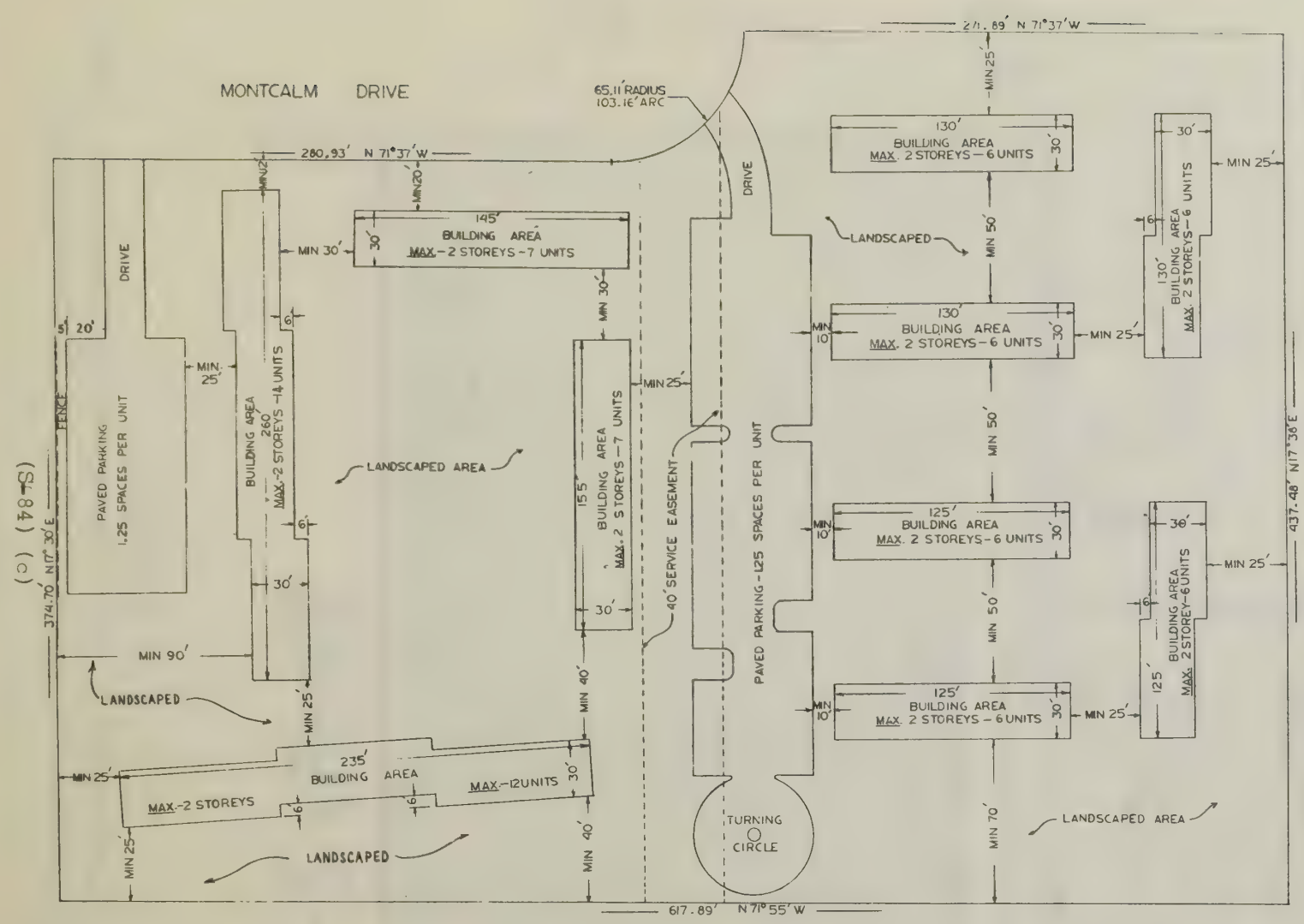
Victor Copps,
Mayor.

SCHEDULE "A" TO BY-LAW Nº 68-267



LEGEND.

LANDS ON PART OF SHEET Nº W-17 A OF THE ZONING DISTRICT MAPS FOR AN AMENDMENT TO THE ZONING BY-LAW TO ESTABLISH A SITE PLAN.



(S-84) (C)

ZONING BY-LAW NO. .....
SCHEDULE .....

SITE PLAN

BLOCK 'A'
ROLSTON MANOR #4
REGISTERED PLAN - M-4
CITY OF HAMILTON

ABBOTSFORD HOMES LIMITED
JULY - 1968

SCHEDULE "B"

To By-Law 68-267

SCHEDULE S-85

BY-LAW NO. 68-268

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-49 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "D" (Urban Protected Residential—One and Two Family Dwellings, etc.) district to "DE-3" (Multiple Dwellings) district, those lands located at the south west corner of Mohawk Road East and Palmer Road, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this by-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Notwithstanding the "DE-3" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with an approved Site Plan appended hereto as Schedule "B" and forming part of this By-law.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule 'S-85'.

4. Sheet No. E-49 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above 'S-85'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

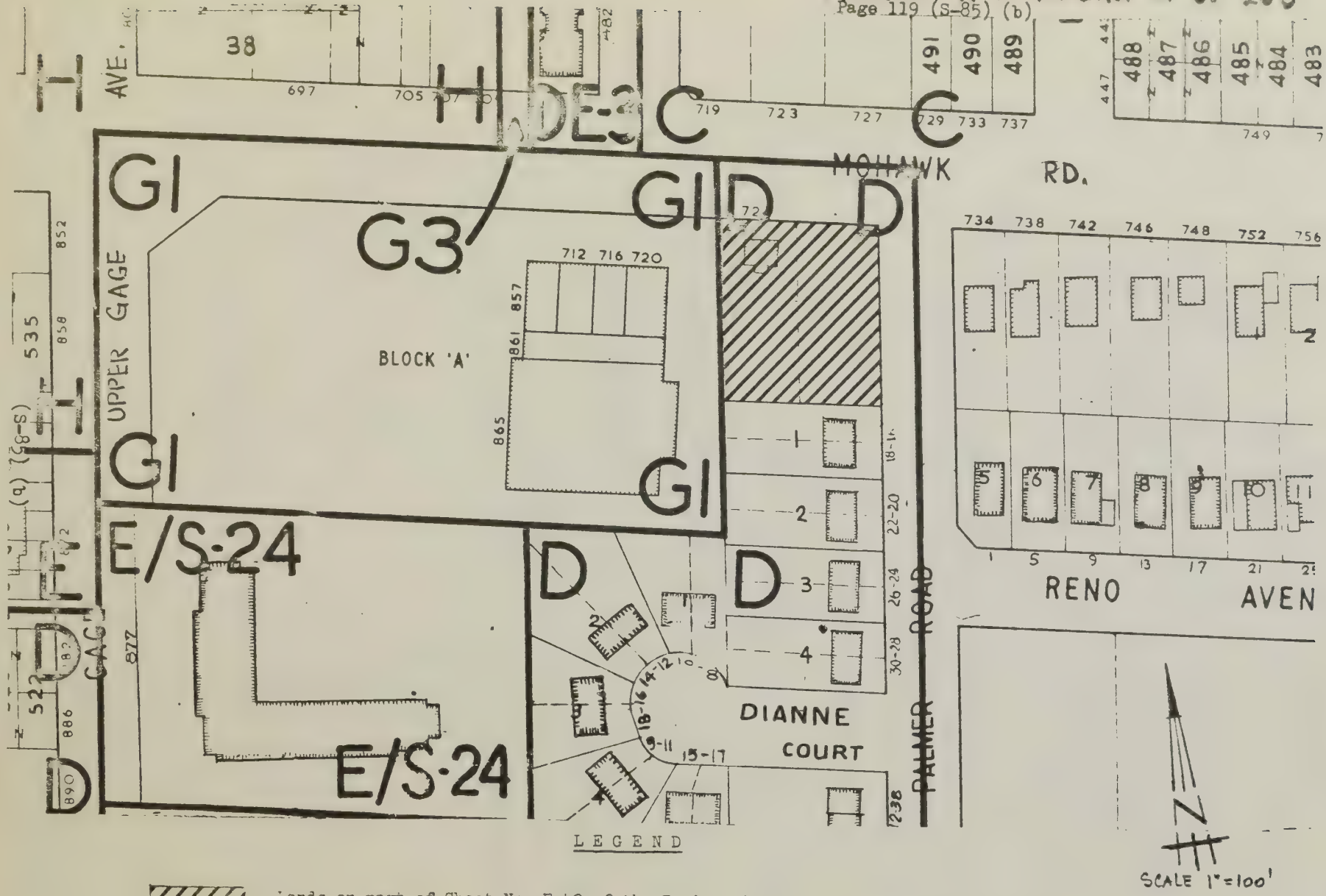
PASSED this 10th day of September, A.D. 1968.

E. A. SIMPSON,
City Clerk

VICTOR COPPS,
Mayor

SCHEDULE "A" TO BY-LAW N° 68-268

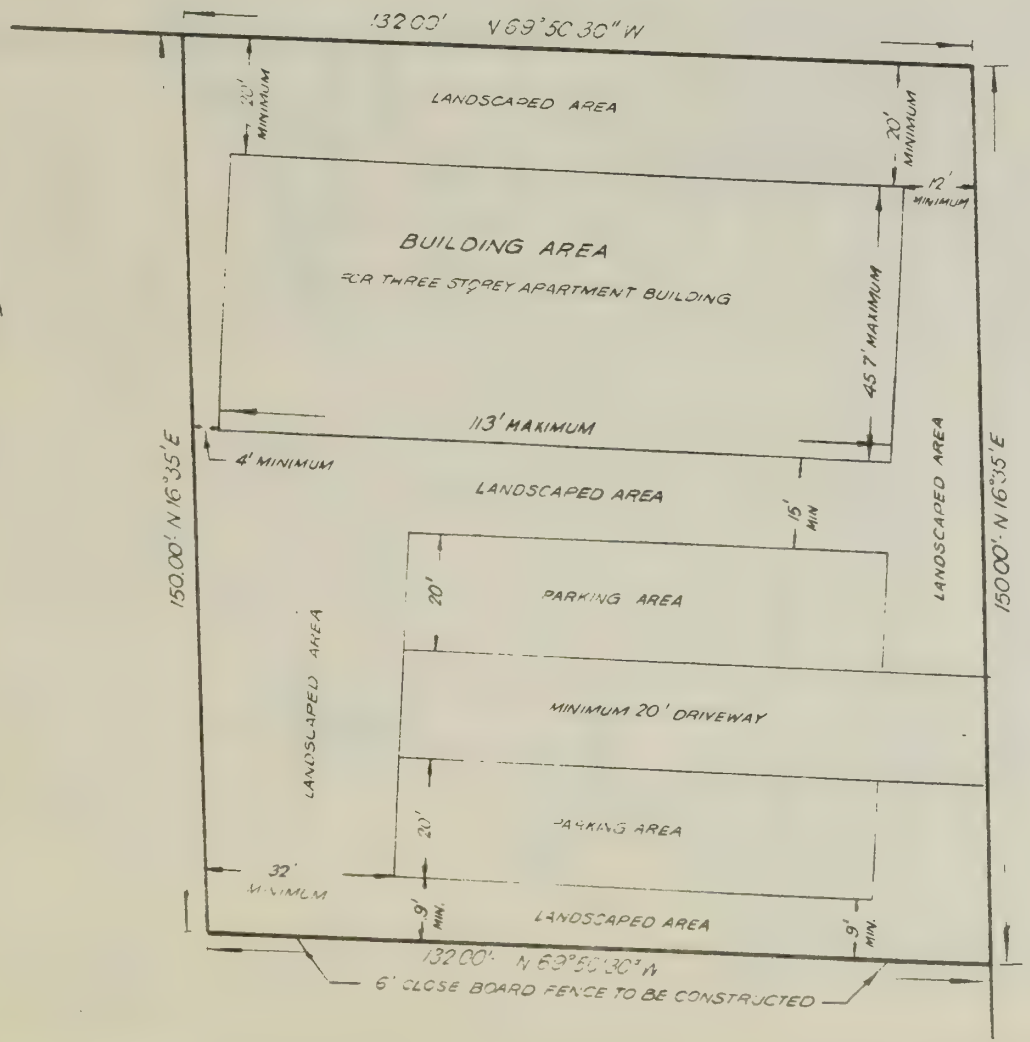
Page 119 (S-85) (b)



LEGEND

Lands on part of Sheet No. E-49 of the Zoning District Maps to be re-zoned from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "DE-3" (Multiple Dwellings) District

MOHAWK ROAD EAST



TOTAL AREA OF LOT = 19,761 SQ. FT
MAXIMUM BUILDING AREA = 5,277 SQ FT
GROSS FLOOR AREA = 15,500 SQ FT
NUMBER OF UNITS = 15
MINIMUM OF 20 PARKING SPACES TO BE PROVIDED

PALMER ROAD

SCHEDULE "B"

To By-law 68-268

A. J. Clarke

(S-85) (c)

SCHEDULE S-86

BY-LAW 68-285

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-34 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "D" (Urban Protected Residential--One and Two Family Dwellings, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands located on the east side of Prospect Street South, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this by-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Notwithstanding the "E" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the approved Site Plan appended hereto as Schedule "B" and forming part of this By-law.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-86'.

4. Sheet No. E-34 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above--'S-86'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

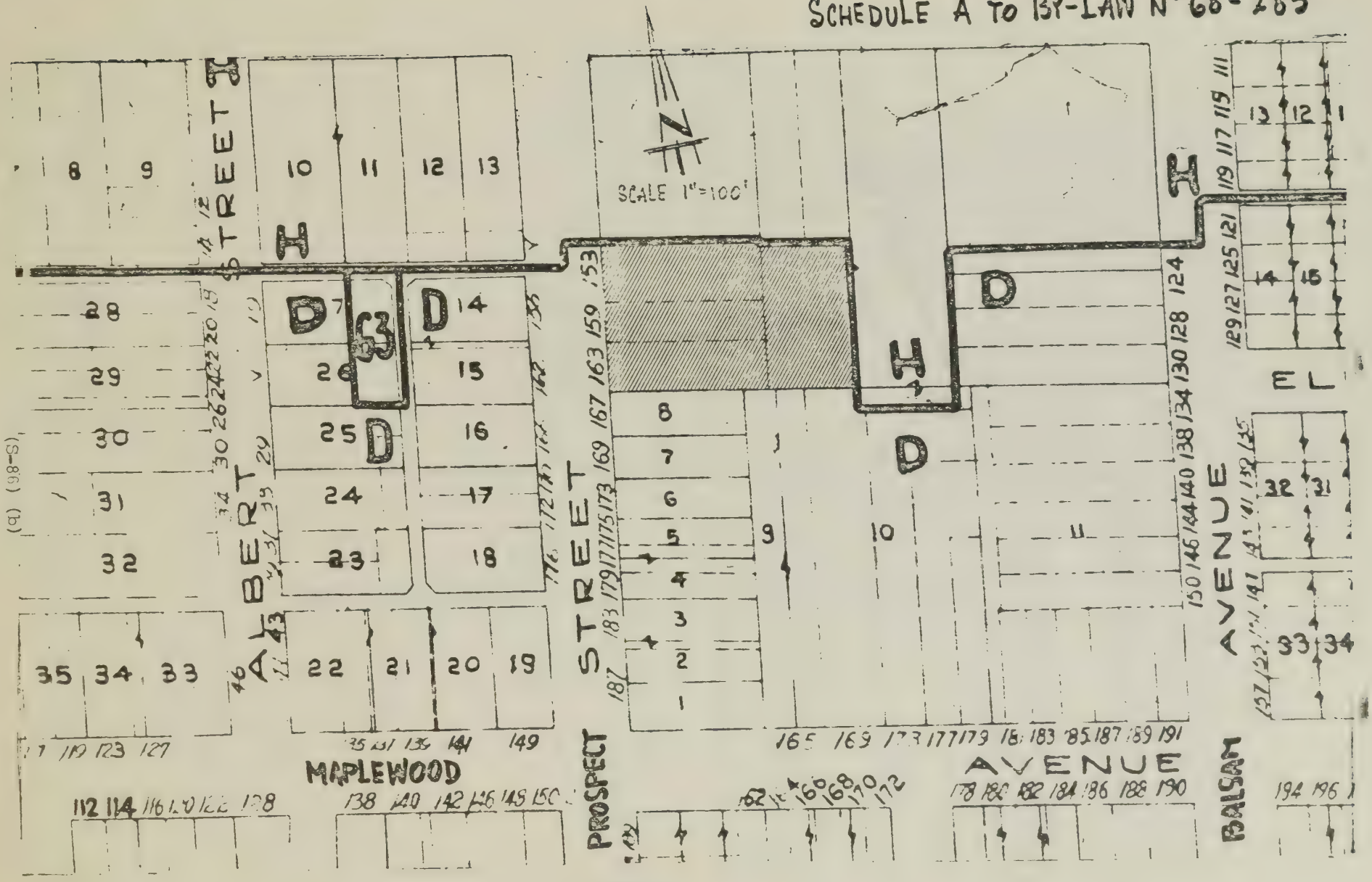
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 24th day of September, A.D. 1968.

E. A. SIMPSON,
City Clerk.

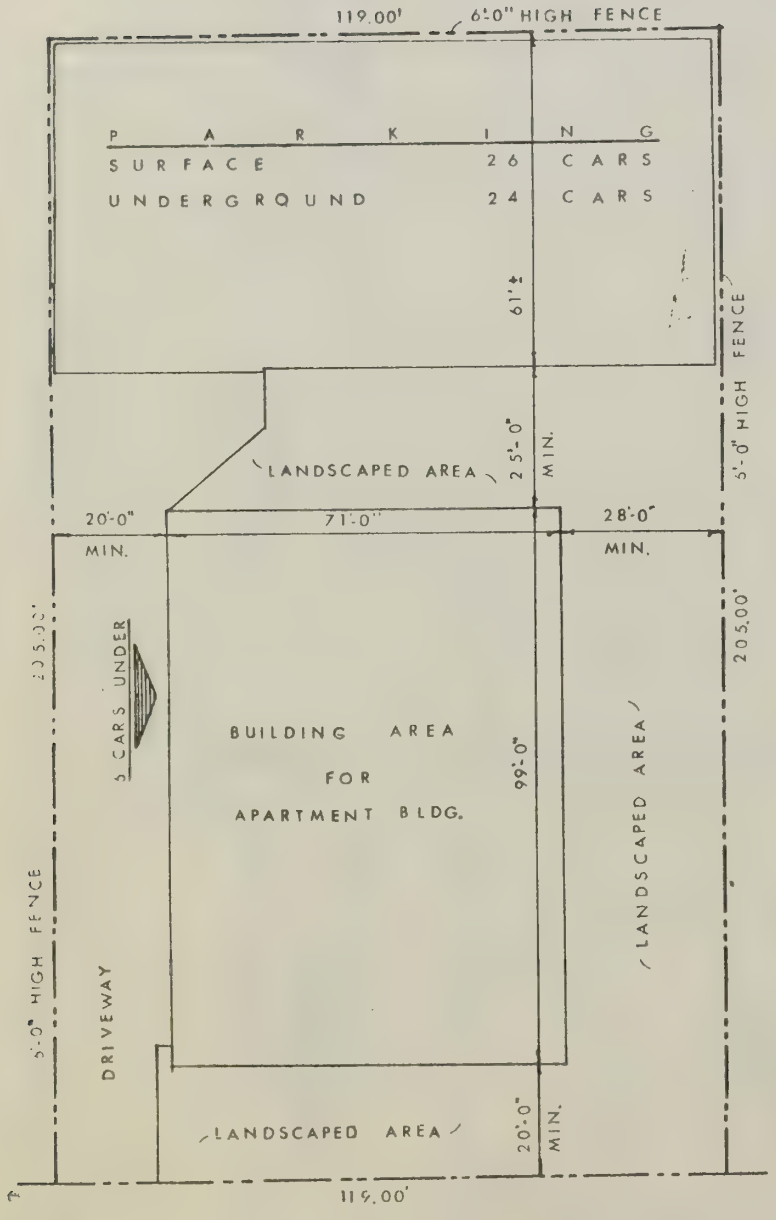
VICTOR COPPS,
Mayor.

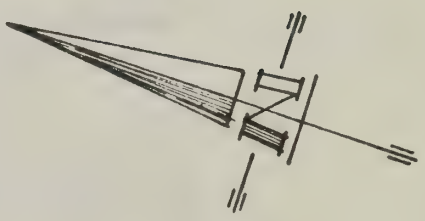
SCHEDULE "A" TO BY-LAW N° 68-285



LEGEND

Lands on part of Sheet No. E-34 of the Zoning District Maps to be re-zoned from "D" (Urban Protected Residential - One and Two Family Dwellings, etc) District to "E" (Multiple Dwellings, Lodges, Clubs, etc.) District.





ZONING DATA	
LOT AREA	24,395 SQ. FT.
MAX. BLDG. COVERAGE	7,029 SQ. FT.
MIN. LANDSCAPED AREA	7,165 SQ. FT.
MAX. GROSS FLOOR AREA	42,174 SQ. FT.
MAX. HEIGHT OF BLDG.	6 FLOORS
MAX. Nº. OF UNITS	45
PARKING SPACES	56

SCHEDULE B TO BY-LAW NUMBER 68-285
AUG/68

SCHEDULE S-87

BY-LAW NO. 68-291

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-59 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "DE-3" (Multiple Dwellings) district, those lands located at the south west corner of Mohawk Road East and Moxley Drive, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this By-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Notwithstanding Section 2(2)J(xxv) and Section 10 C (3) (ii) and Section 18 (8) and the "DE-3" District provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with an approved Site Plan hereto annexed and designated Schedule "B" to this By-law.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-87'.

4. Sheet No. E-59 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above— 'S-87'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

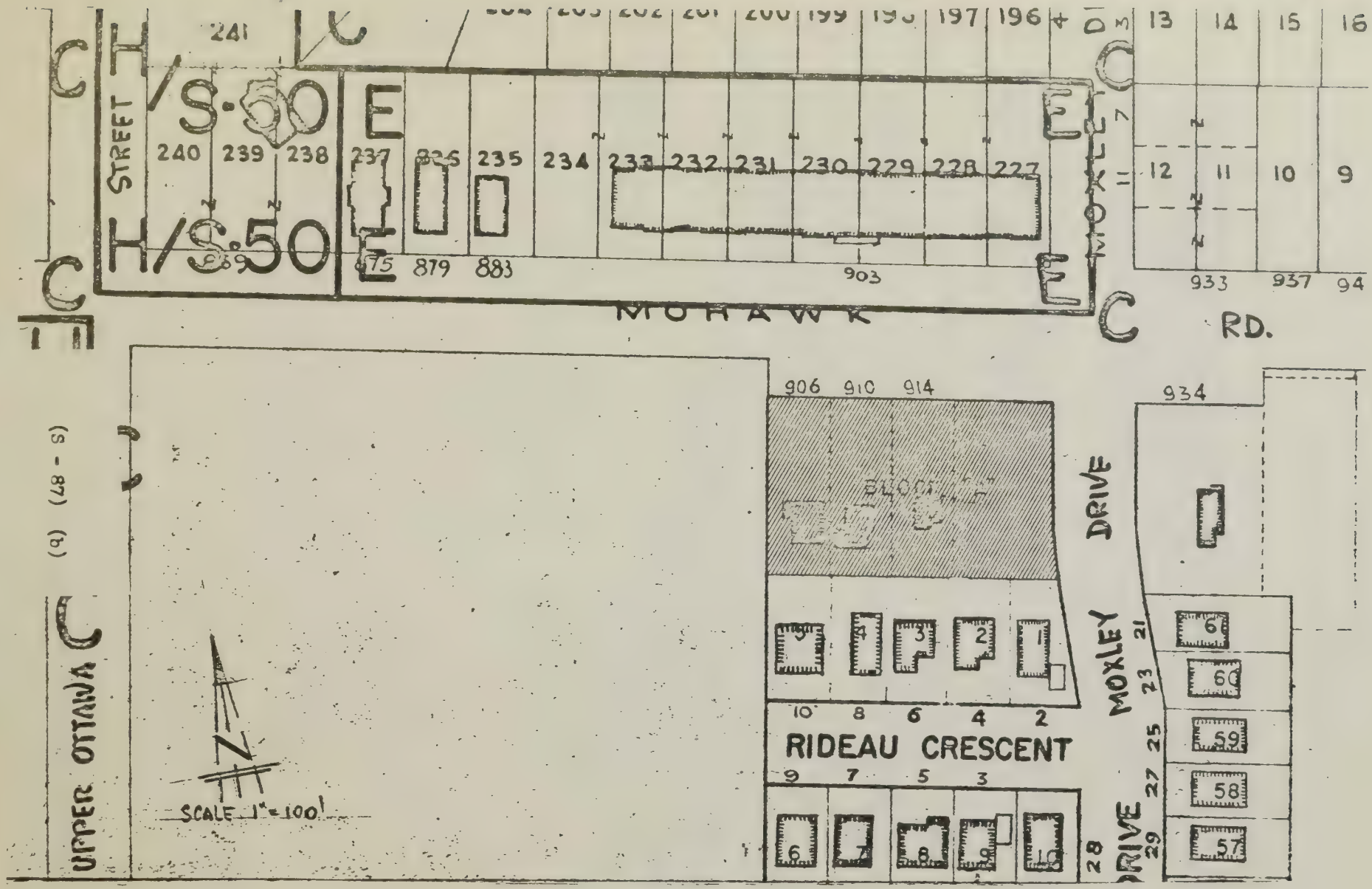
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 24th day of September, A.D. 1968.

E. A. SIMPSON,
City Clerk.

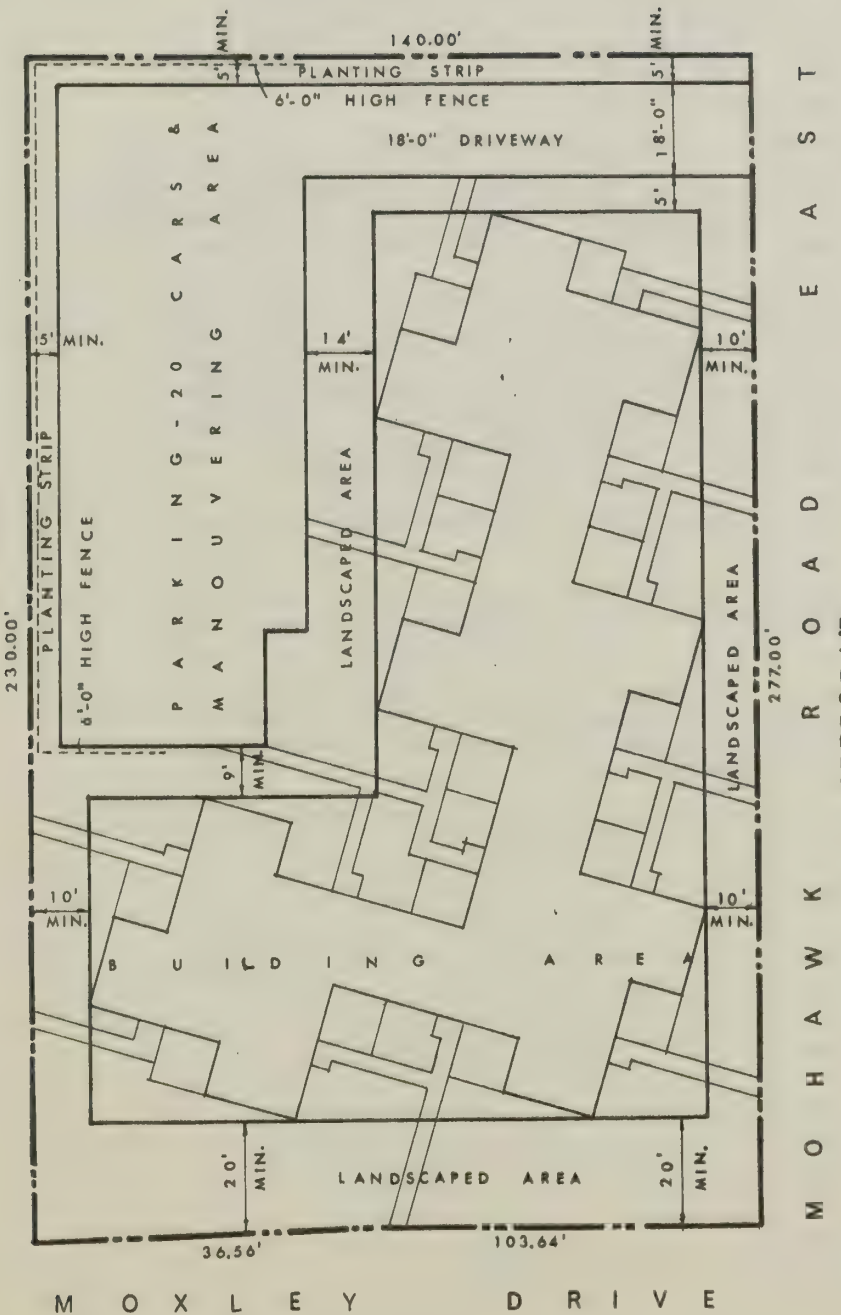
VICTOR COPPS,
Mayor.

SCHEDULE 'A' TO BY-LAW Nº 68-291



LEGEND.

LANDS ON PART OF SHEET Nº E-59 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "C" (URBAN PROTECTED RESIDENTIAL, ETC.) DISTRICT TO "DF-3" (MULTIPLE DWELLINGS) DISTRICT.



BUILDING DATA		
TOTAL LAND AREA	31,835 SQ FT	
BLDG COVERAGE	8,301 SQ. FT.	MAX.
GROSS FL. AREA	16,602 SQ. FT.	MAX.
LANDSCAPED AREA	16,000 SQ. FT.	MIN.
BLDG HEIGHT	2 FLOORS	MAX.
Nº OF UNITS	16	MAX.
PARKING FOR	20 CARS	

SCHEDULE B TO BY-LAW NUMBER 68-291 (8-87) (o)

SEPT./68

SCHEDULE S-88

BY-LAW NO. 68-328

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-27A of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands located west of Garth Street in the area south of Mohawk Road West, more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated as Block 1.

2. Sheet No. W-27A of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings) district, those lands located west of Garth Street in the area south of Mohawk Road West, more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated as Block 2.

3. Notwithstanding the "DE" district provisions of Zoning By-law 6593, the lands described in Schedule "A" and designated thereon as Block 2, shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton and except in accordance with a Registered Plan of Subdivision approved by the Minister of Municipal Affairs.

4. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule 'S-88'.

5. Sheet No. W-27A of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 2 above--'S-88'.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

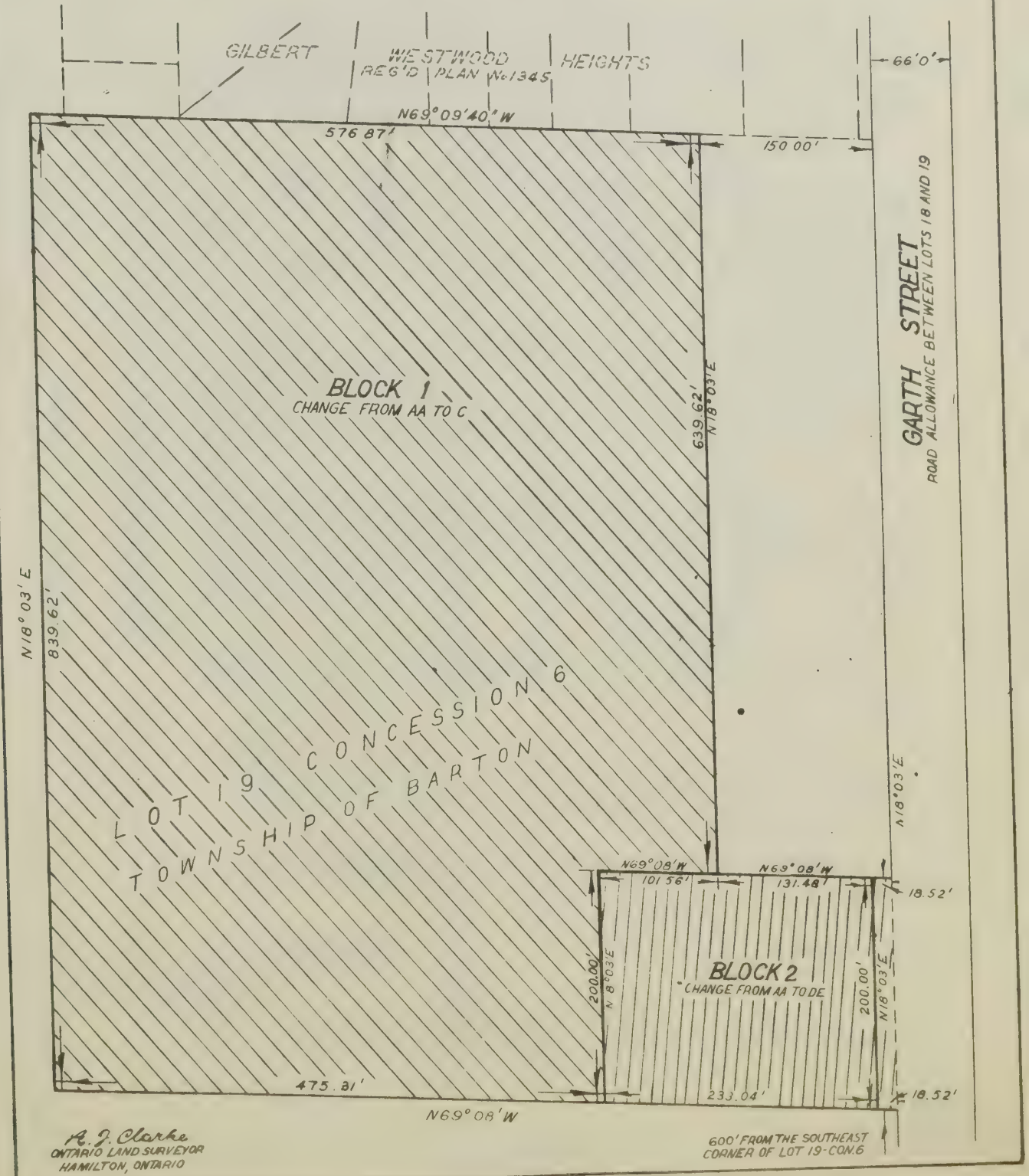
PASSED this 29th day of October, A.D. 1968.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

SCHEDULE "A"
To By-law No. 68-328

PLAN
SHOWING
PART OF LOT 19 - CONCESSION 6
IN THE
TOWNSHIP OF BARTON
NOW IN THE
CITY OF HAMILTON
SCALE: 1"-120'



A. J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

600' FROM THE SOUTHEAST
CORNER OF LOT 19-CON.6

SCHEDULE S-89A

BY-LAW NO. 68-348

To Amend The Zoning By-law No. 6593.

The Council of The Coporation of the City of Hamilton enacts as follows:

1. Sheets Nos. W-43 and W-43A of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, are hereby amended by changing from "AA" (Agricultural) district to "G" (Neighbourhood Shopping Centre, etc.) district, those lands located in the area north of Mohawk Road at the west City Limits, more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated as Block 1.

2. Sheets Nos. W-43 and W-43A of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, are hereby amended by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential--One and Two Family Dwellings, etc.) district, those lands located in the area north of Mohawk Road at the west City Limits, more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated in Block 2.

3. Sheet No. W-43A of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands located in the area north of Mohawk Road at the west City Limits, more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated as Block 3.

4. Notwithstanding the "G" district provisions of Zoning By-law No. 6593, the lands referred to in paragraph 1 above shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton.

5. Notwithstanding the "D" district provisions of Zoning By-law No. 6593, the lands referred to in paragraph 2 above shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the Site Plan appended hereto as Schedule "B" Revised and forming part of this By-law. (70-201)

6. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-89A'. (70-201)

7. Sheets Nos. W-43 and W43A of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, are hereby further amended by marking the lands referred to in Section 1 and 2 above--'S-89A'. (70-201)

8. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of The Ontario Municipal Board relating to the giving of such notice.

9. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 12th day of November, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

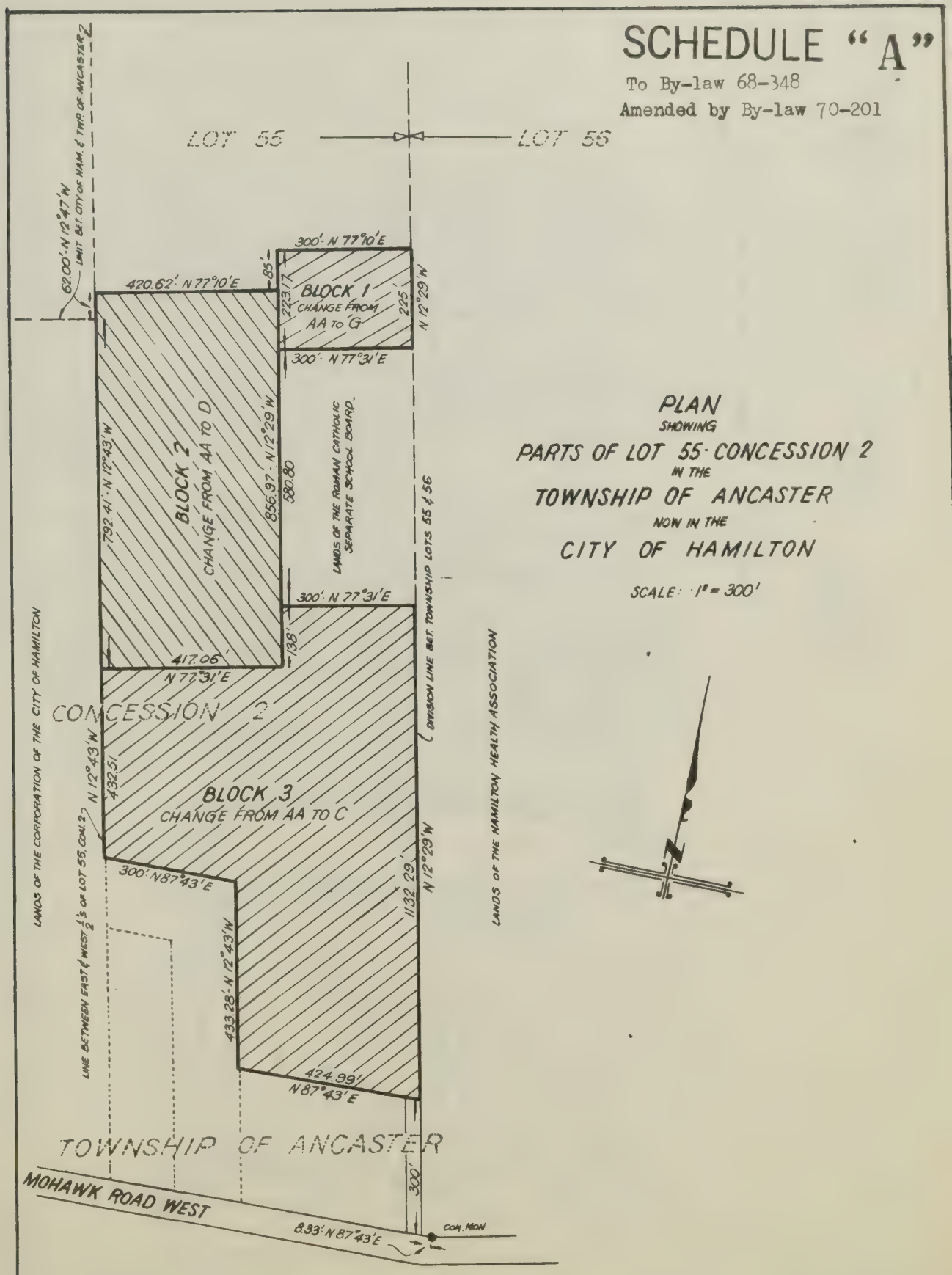
(S-89A) (a)

Amended by By-law No. 70-201 passed 28th day of July, A.D. 1970.

SCHEDULE "A"

To By-law 68-348

Amended by By-law 70-201



PLAN
SHOWING
PARTS OF LOT 55 · CONCESSION 2
IN THE
TOWNSHIP OF ANCASTER
NOW IN THE
CITY OF HAMILTON

SCALE: 1" = 300'

(S-89A) (b)

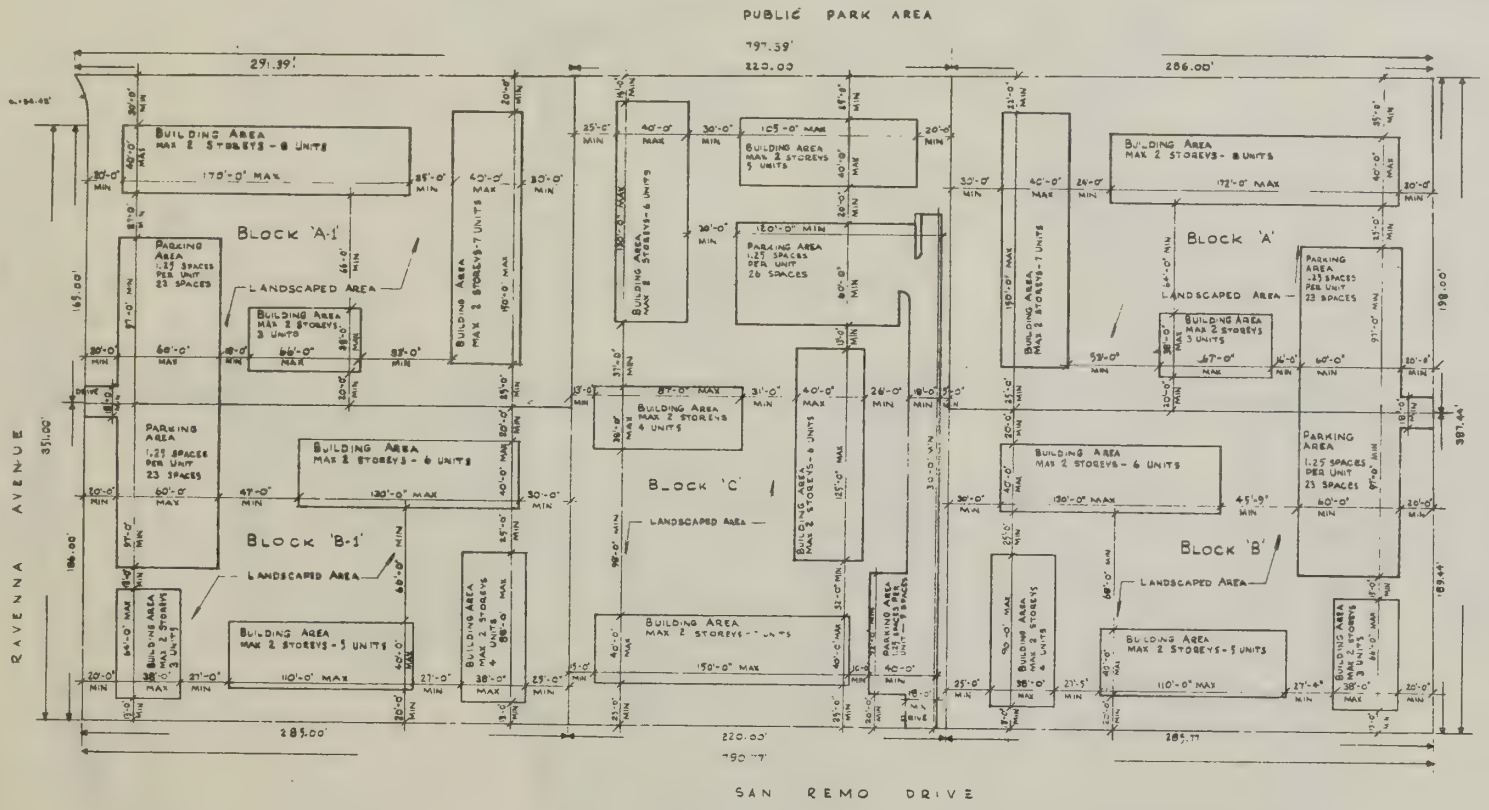
A.J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

DETAILS OF DEVELOPMENT

	BLOCK A & SIMILAR BLOCK A-1	BLOCK B & SIMILAR BLOCK B-1	BLOCK C
LAND AREA	56159.5 Sq.Ft. (1.29 ACRES)	53,718.5 Sq.Ft. (1.24 ACRES)	85,439.5 Sq.Ft. (1.96 ACRES)
BUILDING COVERAGE (MAX.)	15,308 Sq.Ft. (27% OF LOT AREA)	15490 Sq.Ft. (28% OF LOT AREA)	23,906 Sq.Ft. (27% OF LOT AREA)
GROSS FLOOR AREA (MAX.)	30,616 Sq.Ft	30,980 Sq.Ft	47,812 Sq.Ft
BUILDING HEIGHT (MAX.)	2 STOREYS	2 STOREYS	2 STOREYS
NUMBER OF DWELLING UNITS (MAX.)	18	18	28
NUMBER OF PARKING SPACES (MIN.) SURFACE	23	23	35
LANDSCAPED AREA (MIN.)	34,850.5 Sq.Ft. (62% OF LOT AREA)	32,228.5 Sq.Ft. (60% OF LOT AREA)	48579.5 Sq.Ft. (51% OF LOT AREA)

'Schedule "B" Revised' to By-law No. 70-201
Amending By-law No. 68-348

(S-89A) (c)



NOTES

NOTES

GORDON L. SUTIN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
HAMILTON CANADA

ALL RIGHTS TO THESE DRAWINGS ARE RESERVED AND THEY MAY NOT BE COPIED NOR USED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF GORDON L. SUTIN & ASSOCIATES LIMITED
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING THE WORK. PRINTS ARE NOT TO BE SCALED.

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
BUCCI BROTHERS & TODOC CONSTRUCTION LTD
HAMILTON ONTARIO

DRAWING: SITE PLAN
DRAWN BY
CHECKED BY
SCALE 1" = 30'-0"
DATE MAY 1970
JOB No. 551
DRAWING No.

SCHEDULE S-90

BY-LAW NO. 68-358

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district to "DE" (Low Density Multiple Dwellings) district, that parcel of land located at the south east corner of Caledon and Lotus Avenues, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this by-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Notwithstanding Section 18 and the "DE" District provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the approved Site Plan hereto annexed and designated Schedule "B" to this By-law.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule 'S-90'.

4. Sheet No. W-9 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above-'S-90'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

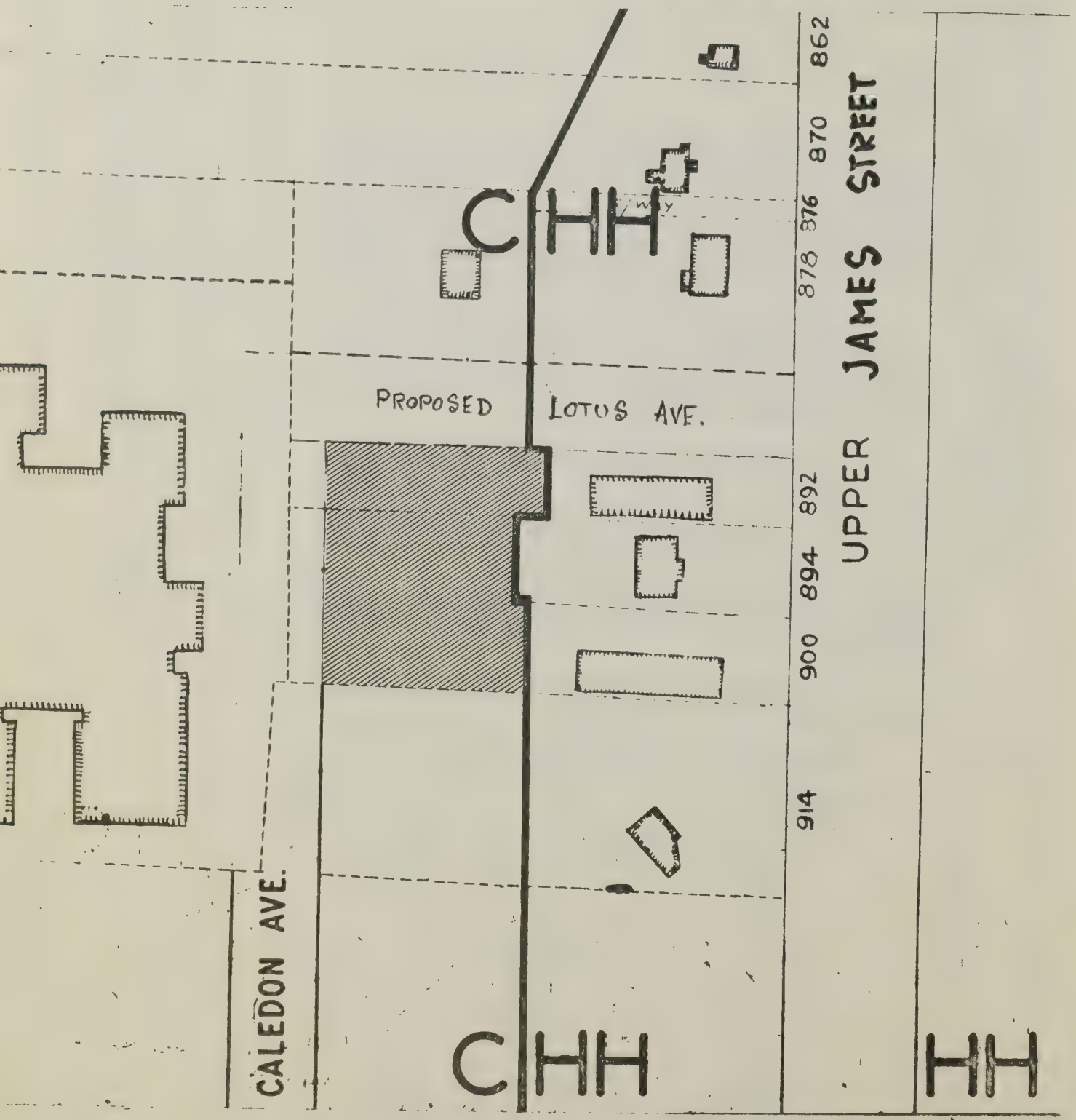
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 29th day of November, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº 68-358



LEGEND.

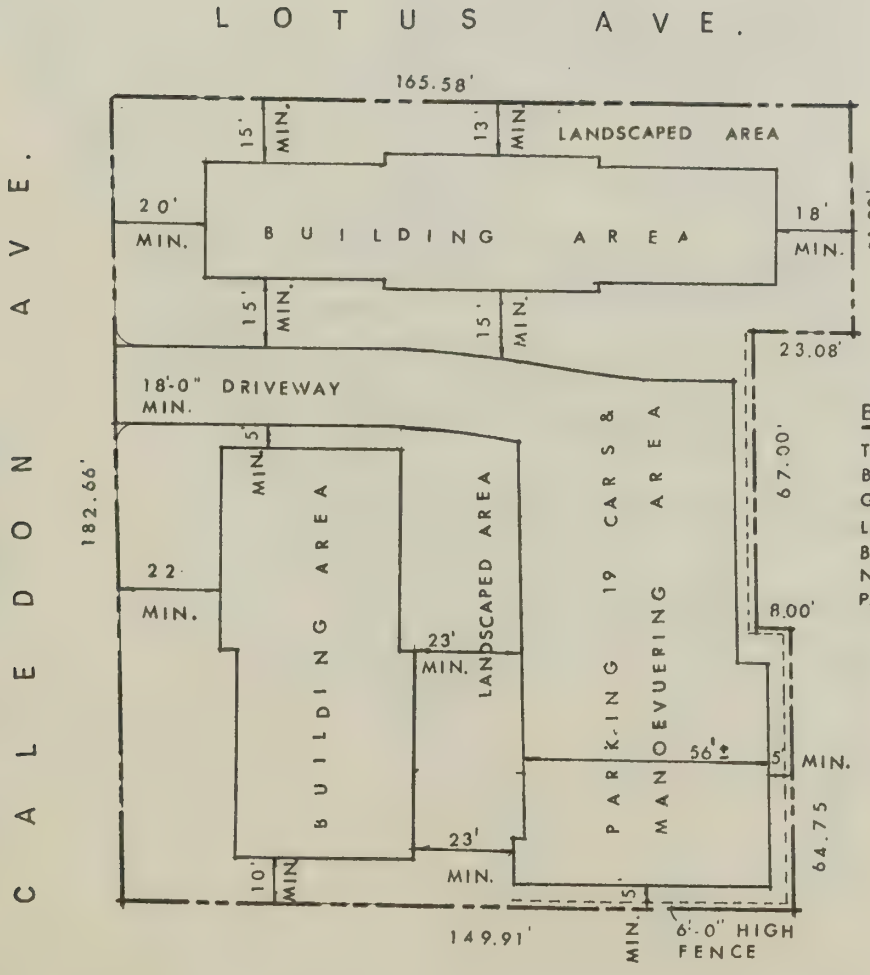
LANDS ON PART OF SHEET Nº W-9 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "C" (URBAN PROTECTED RESIDENTIAL, ETC.) DISTRICT TO "DE" (LOW DENSITY MULTIPLE DWELLINGS, ETC.) DISTRICT.

(S-90) (b)

N

SCALE 1" = 100'

SCHEDULE "B"



BUILDING DATA

TOTAL LAND AREA	27,718 SQ. FT.	
BLDG. COVERAGE	7,328 SQ. FT.	MAX.
GROSS FL. AREA	14,656 SQ. FT	MAX.
LANDSCAPED AREA	12,866 SQ. FT	MIN.
BLDG. HEIGHT	2 FLOORS	MAX.
Nº OF UNITS	15	MAX.
PARKING FOR	19 CARS	MIN.

SCHEDULE S-91

BY-LAW No. 68-371

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-52 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "B-1" (Suburban Agricultural and Residential, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands located on the west side of Main Street West the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan notations, references and other information shown thereon are hereby incorporated in and declared to form part of this By-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Notwithstanding the "E" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the Site Plan appended hereto as Schedule "B" and forming part of this By-law.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-91'.

4. Sheet No. W-52 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above--'S-91'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

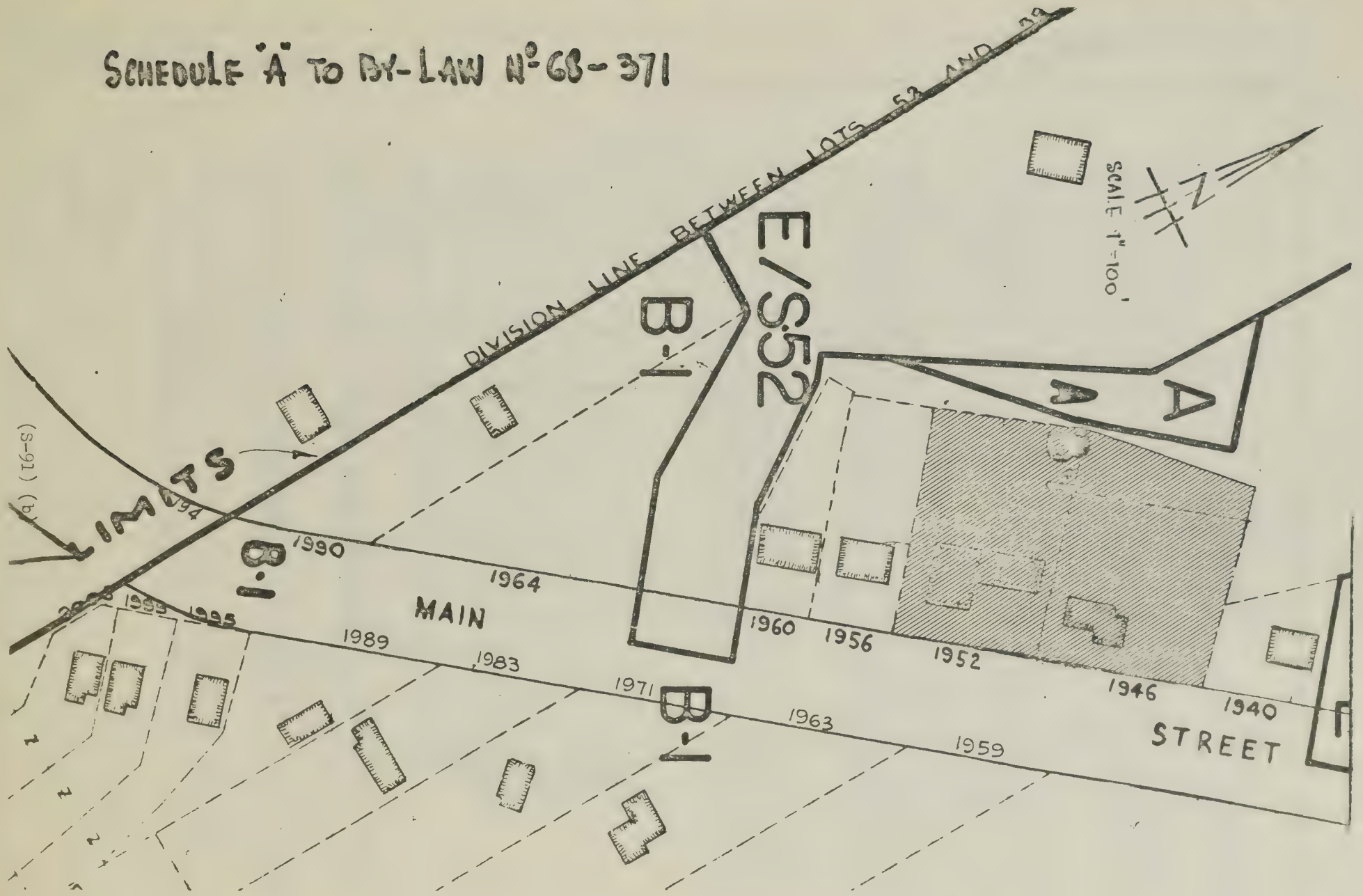
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 17th day of December, A.D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº 68-371

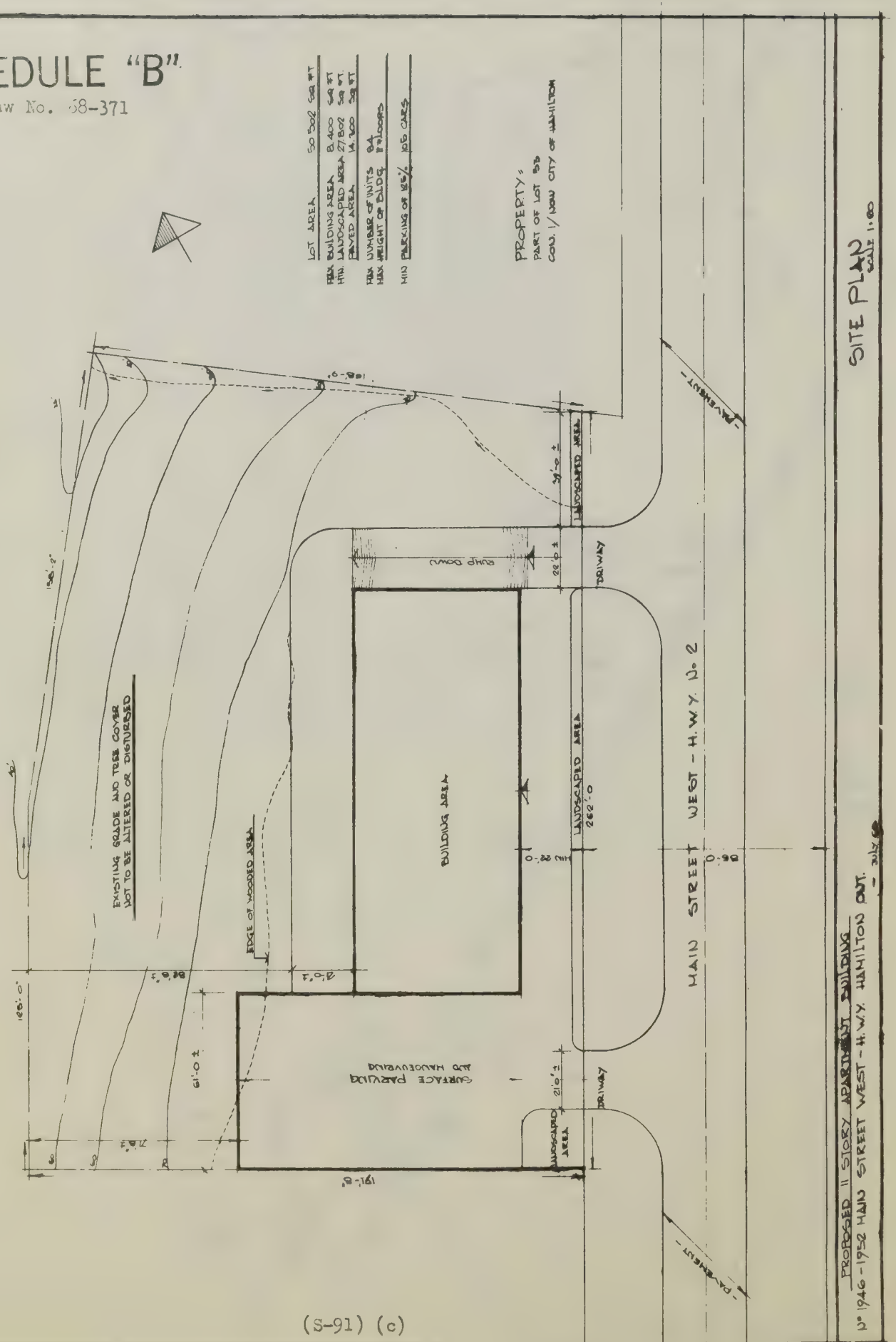


LEGEND.

LANDS ON PART OF SHEET Nº W-52 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "B-1" (SUBURBAN AGRICULTURE AND RESIDENTIAL, ETC.) DISTRICT TO "E" (MULTIPLE DWELLINGS, LODGES, CLUBS, ETC.) DISTRICT.

SCHEDULE "B"

To By-law No. 68-371



SCHEDULE S-92A

BY-LAW NO. 68-370

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-88 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings) district, that parcel of land located in the area between Mount Albion Road and Quigley Road, more particularly described on the Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated as Block 1.

2. Sheet No. E-88 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district, that parcel of land located in the area between Mount Albion Road and Quigley Road, more particularly described on the Plan of Survey appended hereto as Schedule "A" and forming part of this By-law which lands are designated as Block 2.

3. Sheet No. E-88 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential—One and Two Family Dwellings, etc.) district, those parcels of land located in the area between Mount Albion Road and Quigley Road, more particularly described on the Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated as Block 3 and Block 4.

4. Sheet No. E-88 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, that parcel of land located in the area between Mount Albion Road and Quigley Road, more particularly described on the Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated as Block 5.

5. Notwithstanding

   (a) the "DE" district provisions of Zoning By-law No. 6593, the lands comprised in Block 1, and

   (b) the "DE-2" district provisions of Zoning By-law No. 6593, the lands comprised of Block 2,

   the extent and boundaries of which are described in and on Schedule "A" to By-law No. 68-370, shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the approved said Site Plan hereto annexed as Schedule "B". (70-21)

6. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule S-92a. (70-21)

7. Sheet No. E. 88 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Schedule "A" to By-law No. 68-370, - 'S-92a'. (70-21)

8. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

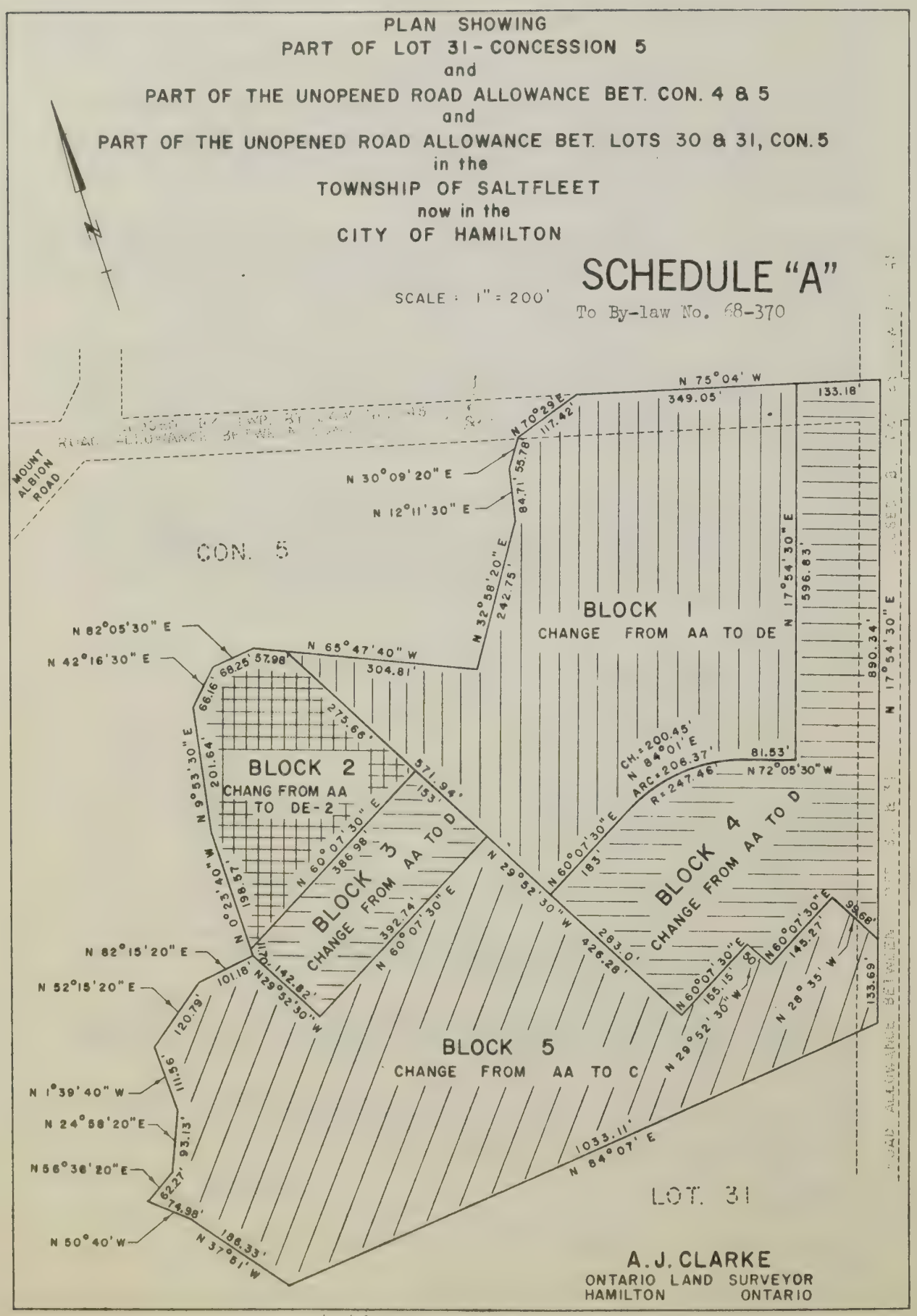
8. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 17th day of December, A.D. 1968.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

Amended by By-law No. 70-21 passed the 13th day of January, A.D. 1970.


PLAN SHOWING
PART OF LOT 31 - CONCESSION 5
and
PART OF THE UNOPENED ROAD ALLOWANCE BET. CON. 4 & 5
and
PART OF THE UNOPENED ROAD ALLOWANCE BET. LOTS 30 & 31, CON. 5
in the
TOWNSHIP OF SALTFLEET
now in the
CITY OF HAMILTON
SCALE : 1" = 200'
SCHEDULE "A"
To By-law No. 68-370
MOUNT ALBION ROAD
CON. 5
BLOCK 1
CHANGE FROM AA TO DE
BLOCK 2
CHANG FROM AA TO DE-2
BLOCK 3
CHANGE FROM AA TO D
BLOCK 4
CHANGE FROM AA TO D
BLOCK 5
CHANGE FROM AA TO C
LOT 31
N 75°04' W
349.05'
133.18'
N 70°29' E
117.42'
N 30°09'20" E
N 12°11'30" E
84.71'
55.78'
N 32°58'20" E
242.75'
N 17°54'30" E
596.83'
890.34'
N 82°05'30" E
N 42°16'30" E
N 65°47'40" W
304.81'
66.16'
68.25'
57.98'
275.66'
N 9°53'30" E
201.64'
571.94'
153'
CH. = 200.45'
N 84°01' E
ARC = 206.37'
R = 247.46'
81.53'
N 72°05'30" W
N 60°07'30" E
386.98'
183'
N 0°23'40" W
198.67'
N 29°52'30" W
426.28'
283.0'
N 60°07'30" E
392.74'
N 60°07'30" E
145.27'
N 28°35' W
133.69'
N 82°15'20" E
N 52°15'20" E
101.18'
142.82'
N 29°52'30" W
120.79'
111.46'
N 1°39'40" W
N 24°58'20" E
93.13'
N 56°36'20" E
62.27'
74.98'
N 50°40' W
186.33'
N 37°51' W
155.15'
N 29°52'30" W
1033.11'
N 84°07' E
A. J. CLARKE
ONTARIO LAND SURVEYOR
HAMILTON ONTARIO

(S-92a) (b)

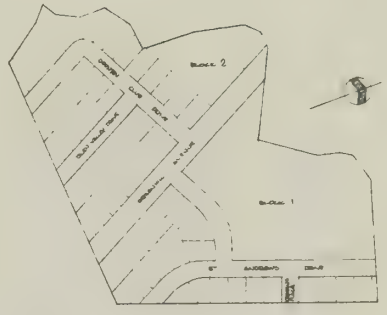
(S-92a) (c)

SCHEDULE "B"

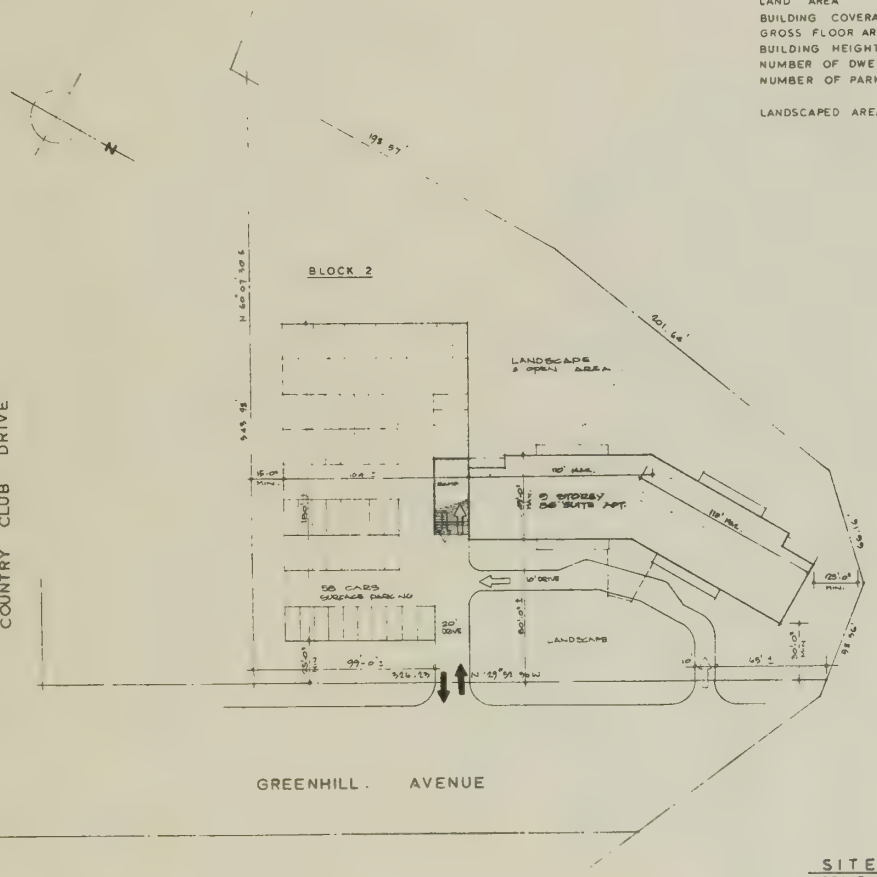
By-law 70-21
Amending 68-370

DETAILS OF DEVELOPMENT DE-2 ZONE

LAND AREA	80 353 sq ft	1.85 acres
BUILDING COVERAGE	9300 sq ft	11.7 %
GROSS FLOOR AREA	2,299.7 sq ft max	.9 FAR
BUILDING HEIGHT	9 st max	78.0
NUMBER OF DWELLING UNITS	86 units max	
NUMBER OF PARKING SPACES	108 min	- 58 surface max - 50 under min
LANDSCAPED AREA	49,600 sq ft ±	62%



KEY PLAN



SITE PLAN
SCALE : 1" = 30'-0"

0 20 40 60 80 100

SCHEDULE "B2"

86 SUITE APARTMENT

HAMILTON ONT

TYMOSHUK & TYMOSHUK
ARCHITECTS
HAMILTON
JUNE 12/65

SCHEDULE S-93

BY-LAW NO. 68-390

To Amend The Zoning By-law 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9b of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings) district, those lands located on the south side of Limeridge Road in the area west of West 5th Street, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this by-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Notwithstanding the provisions contained in Section 10 A (5) and Section 18 (3) (iii) of the Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any lands be used except in accordance with the approved Site Plan appended hereto as Schedule "B" and forming part of this By-law.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-93'.

4. Sheet No. W-9b of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above--'S-93'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

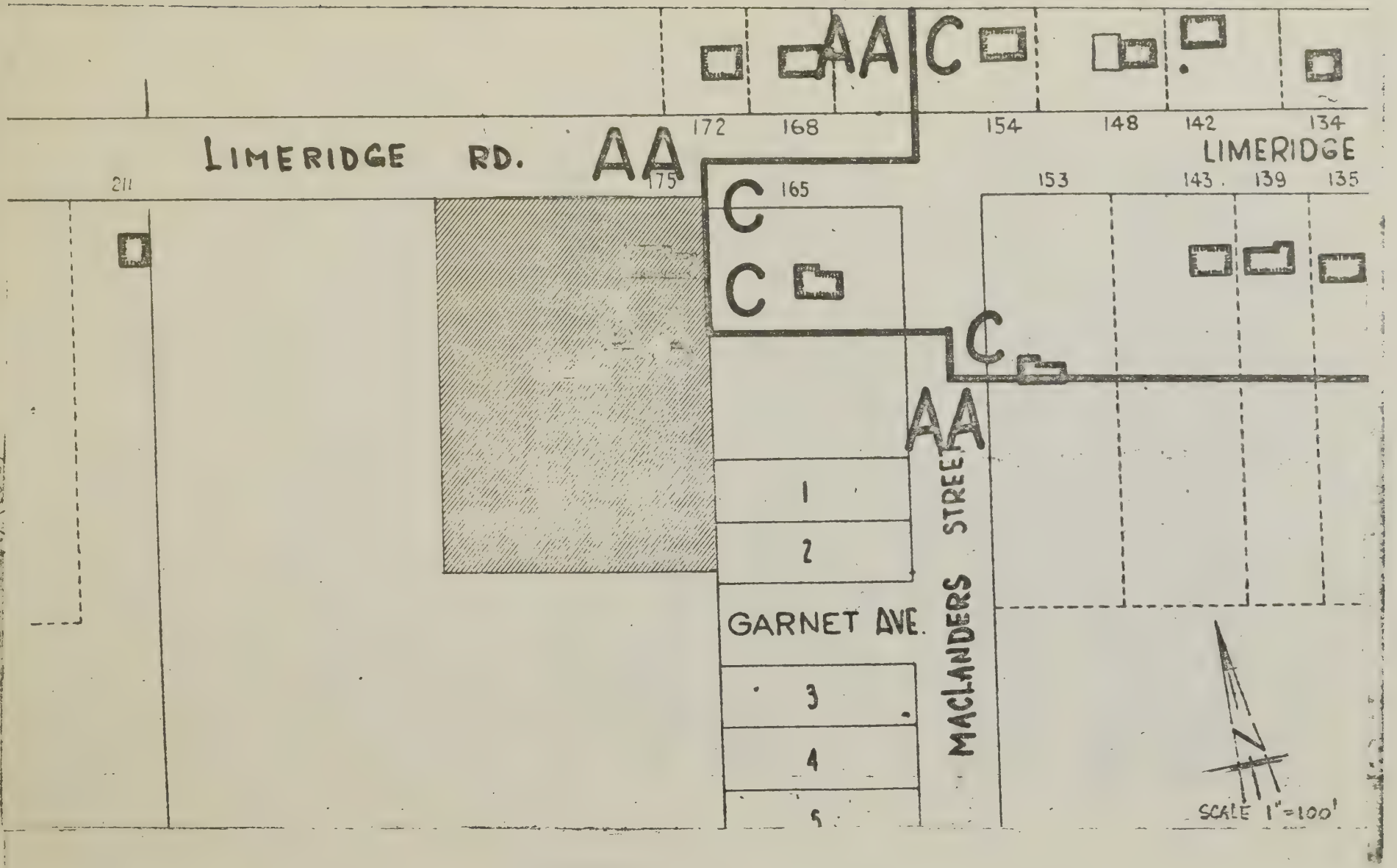
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 17th day of December, A. D. 1968.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº 68-390



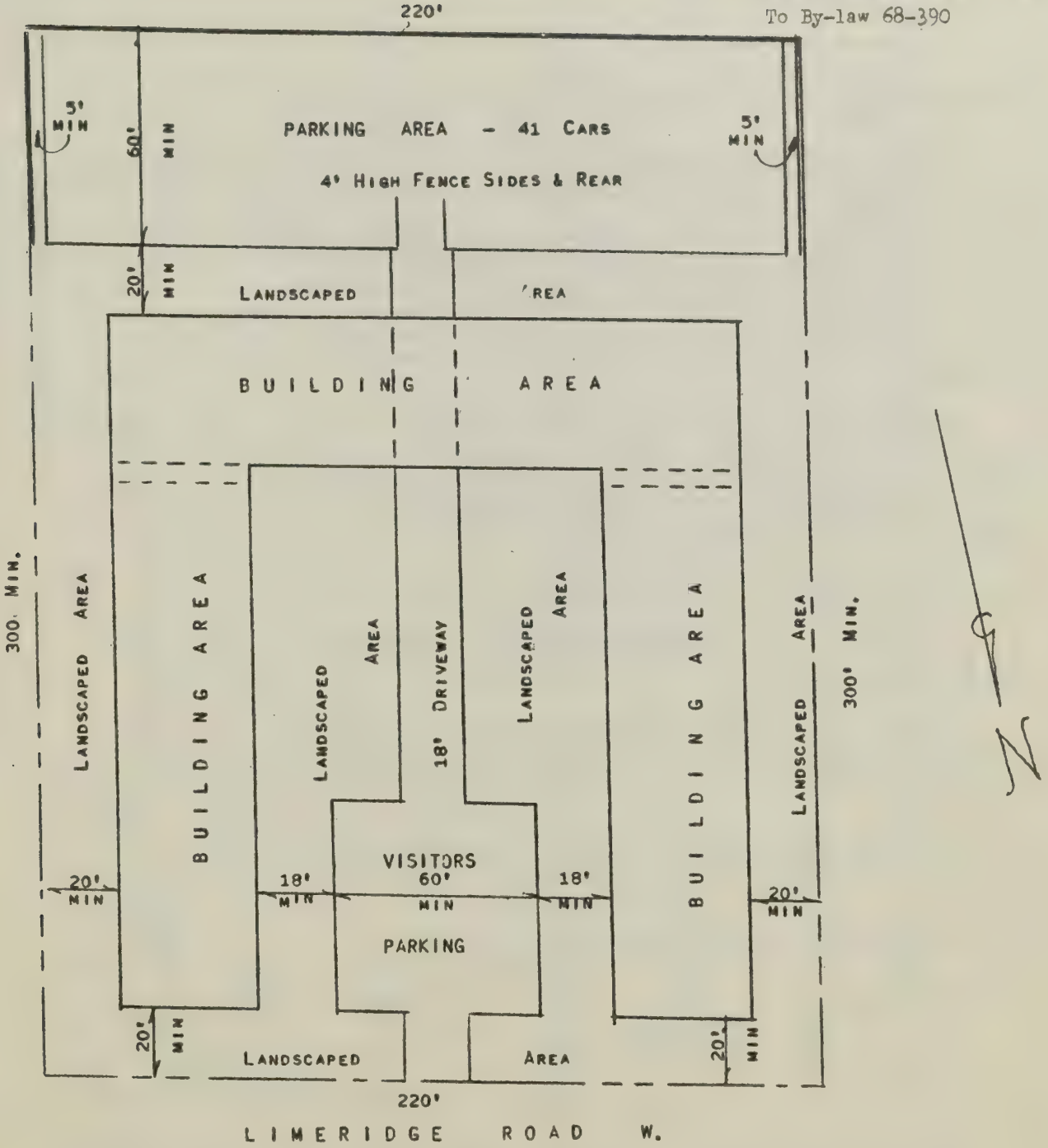
(S-93) (9)

LEGEND

Lands on part of Sheet No. W-9b of the Zoning District Maps to be re-zoned from "AA" (Agricultural) District to "DE" (Low Density Multiple Dwellings) District.

SCHEDULE "B"

To By-law 68-390



BUILDING DATA

LOT AREA	66,000 S.F. MIN.	No. OF UNITS	42 MAX.
BLDG. "	19,560 " MAX.	" " FLOORS	2 "
FLOOR "	40,750 " "	" " PARKING	53 MIN.

LANDSCAPED AREA 27,000 S.F. Min. Nov. 1968

(S-93) (c)

SCHEDULE S-94

BY-LAW NO. 69-37

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-36 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "C" (Urban Protected Residential, etc.) district and "H" (Community Shopping and Commercial, etc) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, that parcel of land located on the south side of Fennell Avenue extending between East 38th Street and Upper Gage Avenue, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this By-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Notwithstanding subsection 5 of Section 11 ("E" District--Multiple Dwellings, Lodges, Clubs, etc.) and Section 18 (3) (iv) (c) (2) of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the approved Site Plan appended hereto as Schedule "B" and forming part of this By-law.

3. The said Zoning By-law 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-94'.

4. Sheet No. E-36 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above--'S-94'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

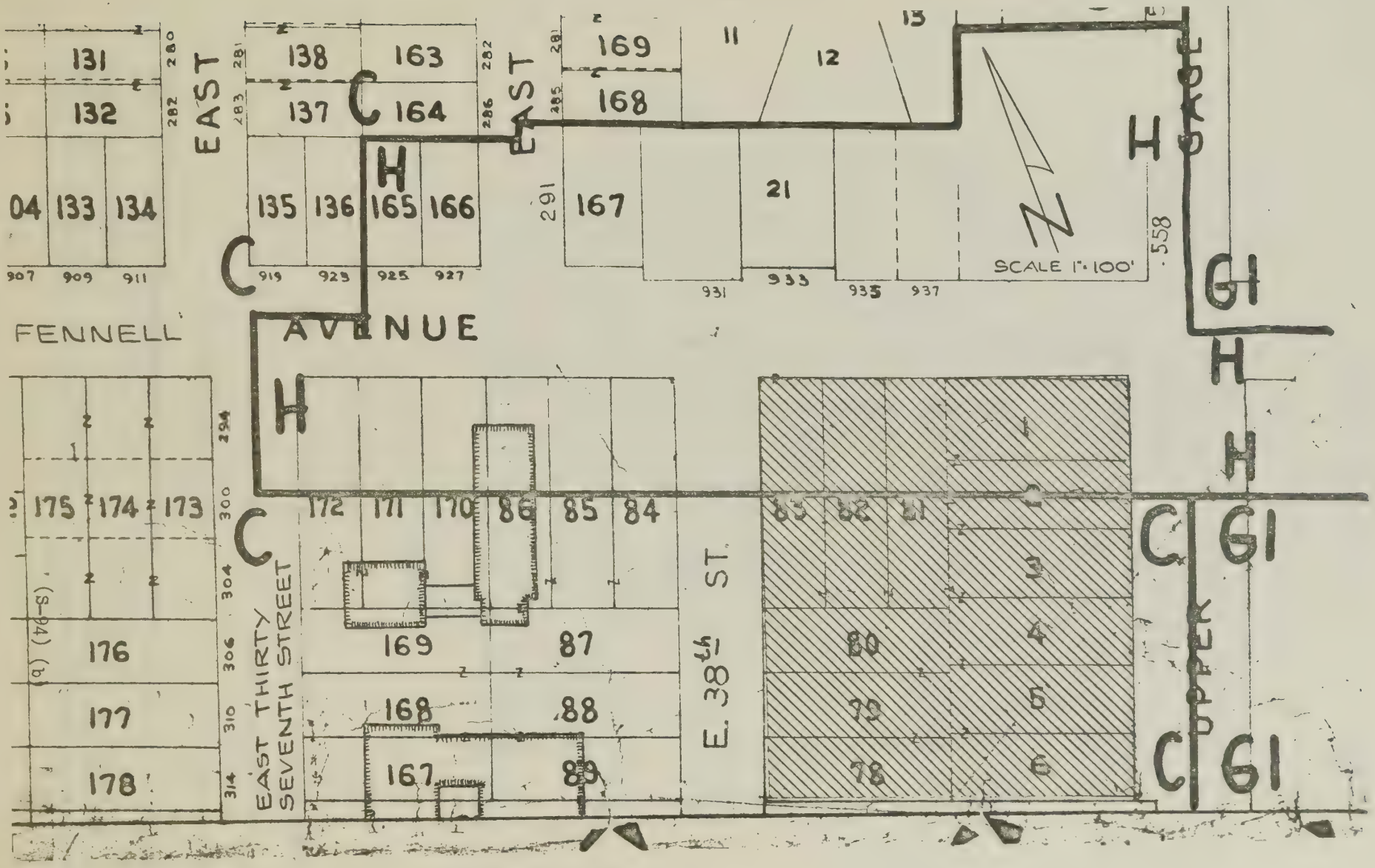
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 11th day of February, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

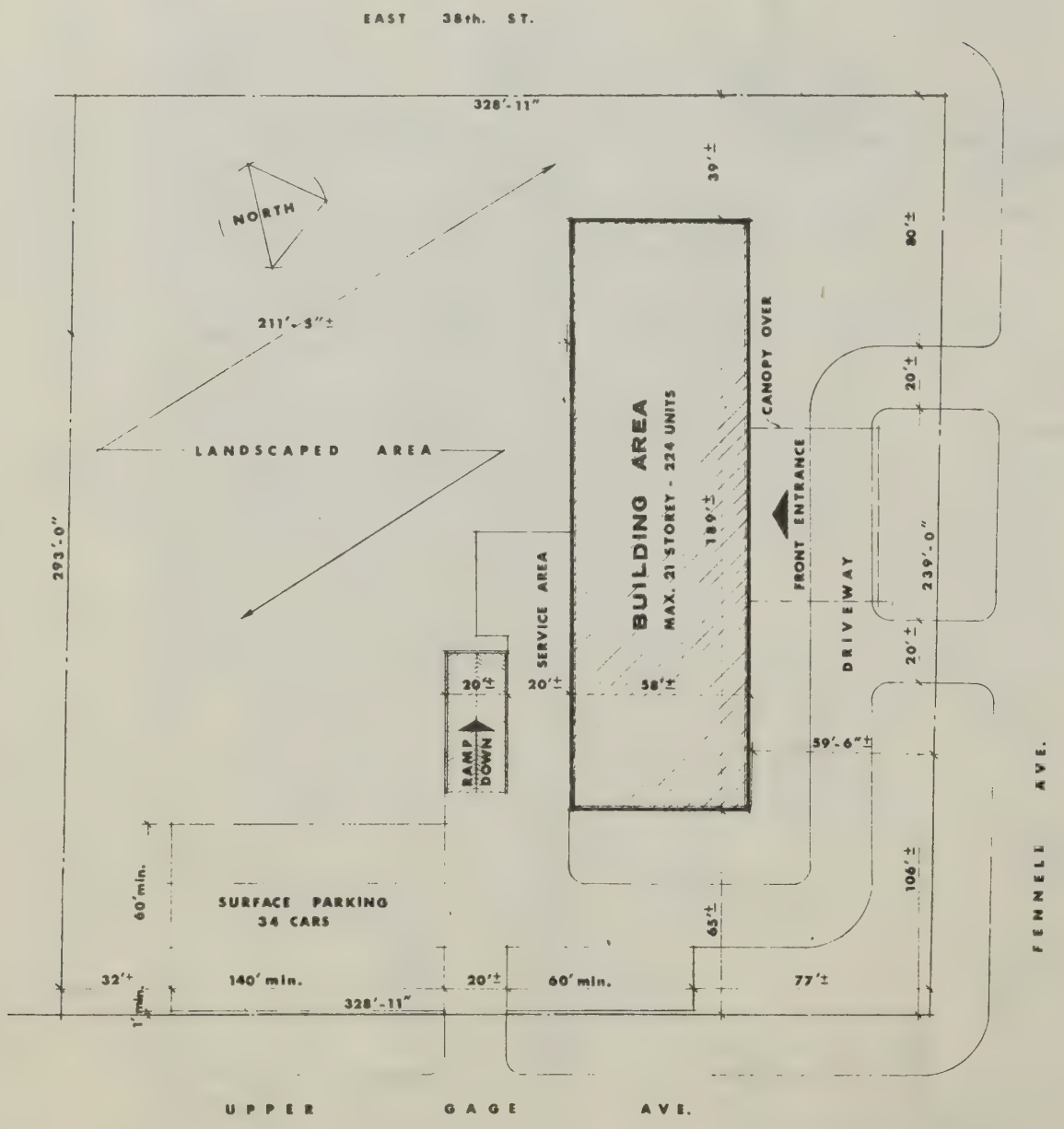
SCHEDULE "A" TO BY-LAW Nº 69-37



LEGEND

LANDS ON PART OF SHEET Nº E-36 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "C" (URBAN PROTECTED RESIDENTIAL, ETC.) DISTRICT AND "H" (COMMUNITY SHOPPING AND COMMERCIAL, ETC.) DISTRICT TO "E" (MULTIPLE DWELLINGS, LODGES, CLUBS, ETC.) DISTRICT.

SCHEDULE "B" TO BY-LAW Nº 69-37



LOT AREA	90,370 SQ. FT.
TOTAL GROSS FLOOR AREA	183,000 SQ. FT. MAX.
HEIGHT OF BUILDING	21 STORIES- 220 FT. MAX.
NO. OF UNITS	224 SUITES MAX.
PARKING	34 CARS SURF. 246 CARS UNDERGROUND - 280 CARS MIN.

LOT INFORMATION FROM SURVEY OF
LOTS 1-6 & 78-83 INCL. REG. PLAN 808
CITY OF HAMILTON - MACKAY & MACKAY O.L.S.

(S-94)(c)

VENCHIARUTTI & VENCHIARUTTI
ARCHITECTS
194 WILSON AVENUE
HUDSON 1-3151

SCHEDULE S-95

BY-LAW NO. 69-38

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-95 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "D" (Urban Protected Residential--One and Two Family Dwellings, etc.) district to "DE" (Low Density Multiple Dwellings) district, that parcel of land located at the south end of Tia Drive, the extent and boundaries of which are shown in and on a Plan hereto annexed As Schedule "A" and designated thereon as Block 1, which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this by-law in the same way as if the extent and boundaries of the lands were described in words herein.

2. Notwithstanding the provisions of Section 10A and Section 18 (3) (iv) of Zoning By-law No. 6593, the lands described in Schedule "A" and designated thereon as Block 1 and Block 2, shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the approved Site Plan appended hereto as Schedule "B" and forming part of this By-law.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-95'.

4. Sheet No. E-95 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 2 above — 'S-95'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

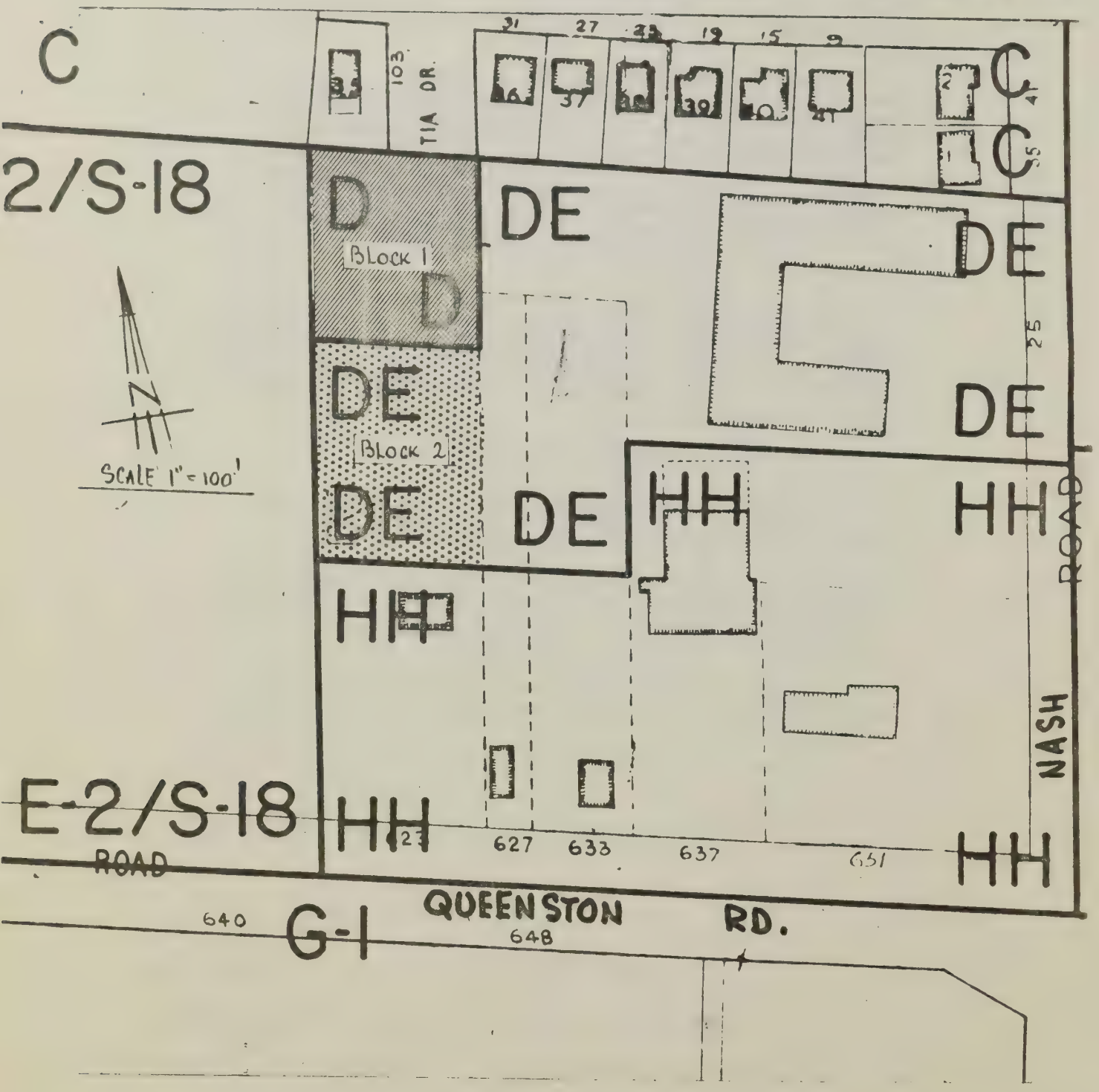
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 11th day of February, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW N° 69-38



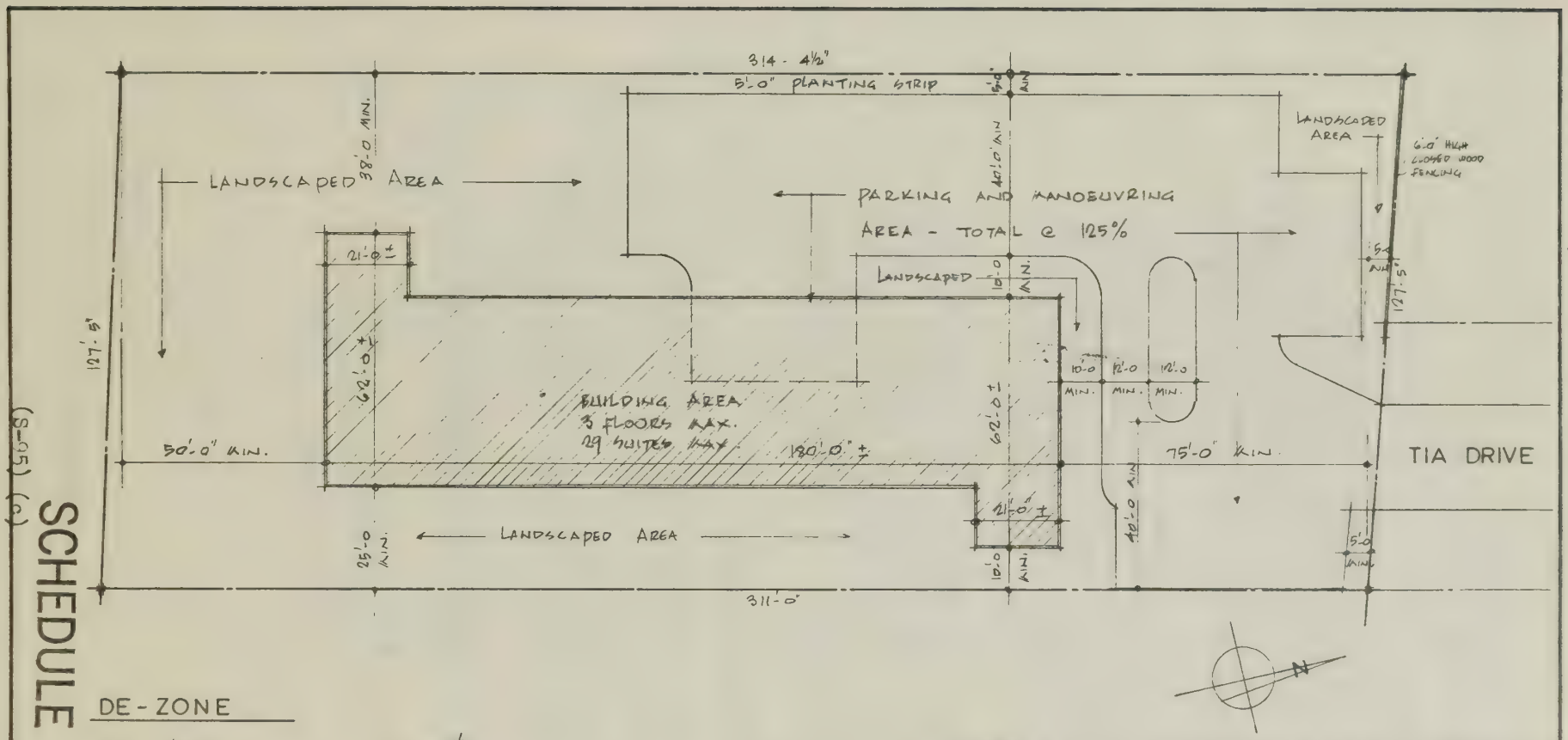
LEGEND

BLOCK 1

Lands on part of Sheet No. E-95 of the Zoning District Maps to be re-zoned from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "DE" (Low Density Multiple Dwellings) District.

BLOCK 1
BLOCK 2

Lands to be regulated by the Site Plan attached at SCHEDULE "B".



SCHEDULE "B"

(S-95) (.)

DE-ZONE

LOT AREA	39,760 # ±
NO OF UNITS	29 MAX
6 - 3 BEDROOM 1500	
15 - 2 BEDROOM 1500	
8 - BACH @ 1000	39500 # [redacted]
NO. OF CARS @ 125%	36 SPACES MIN
HT. OF BLDG. 3 FLOORS	26'-0 ±

JOHN TYMOSHUK ASSOCIATION ARCHITECTS MEMBER ONTARIO ARCHITECT

MATT TYMOSHUK ASSOCIATION ARCHITECTS MEMBER ONTARIO ARCHITECT

TYMOSHUK & TYMOSHUK
ARCHITECTS

HAMILTON - TORONTO

Nov. 1/1968

SCHEDULE S-96

BY-LAW NO. 69-51

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-123 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "JJ" (Restricted Light Industrial) district to "DE" (Low Density Multiple Dwellings, etc.) district those lands located in the area south of Barton Street and west of Grays Road more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law, which lands are designated thereon as Block 1.

2. Sheet No. E-123 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby further amended by changing from "JJ" (Restricted Light Industrial) district to "D" (Urban Protected Residential — One and Two Family Dwellings, etc.) district, those lands located in the area south of Barton Street and west of Grays Road more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law which lands are designated thereon as Block 2.

3. Notwithstanding the "DE" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" and designated thereon as Block 1, shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton and except in accordance with a Registered Plan of Subdivision approved by the Minister of Municipal Affairs.

4. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-96'.

5. Sheet No. E-123 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above—'S-96'.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 25th day of February, A.D. 1969.

E. A. SIMPSON,
City Clerk

VICTOR COPPS,
Mayor.

SCHEDULE "A"

To By-law 69-51

PLAN

SHOWING

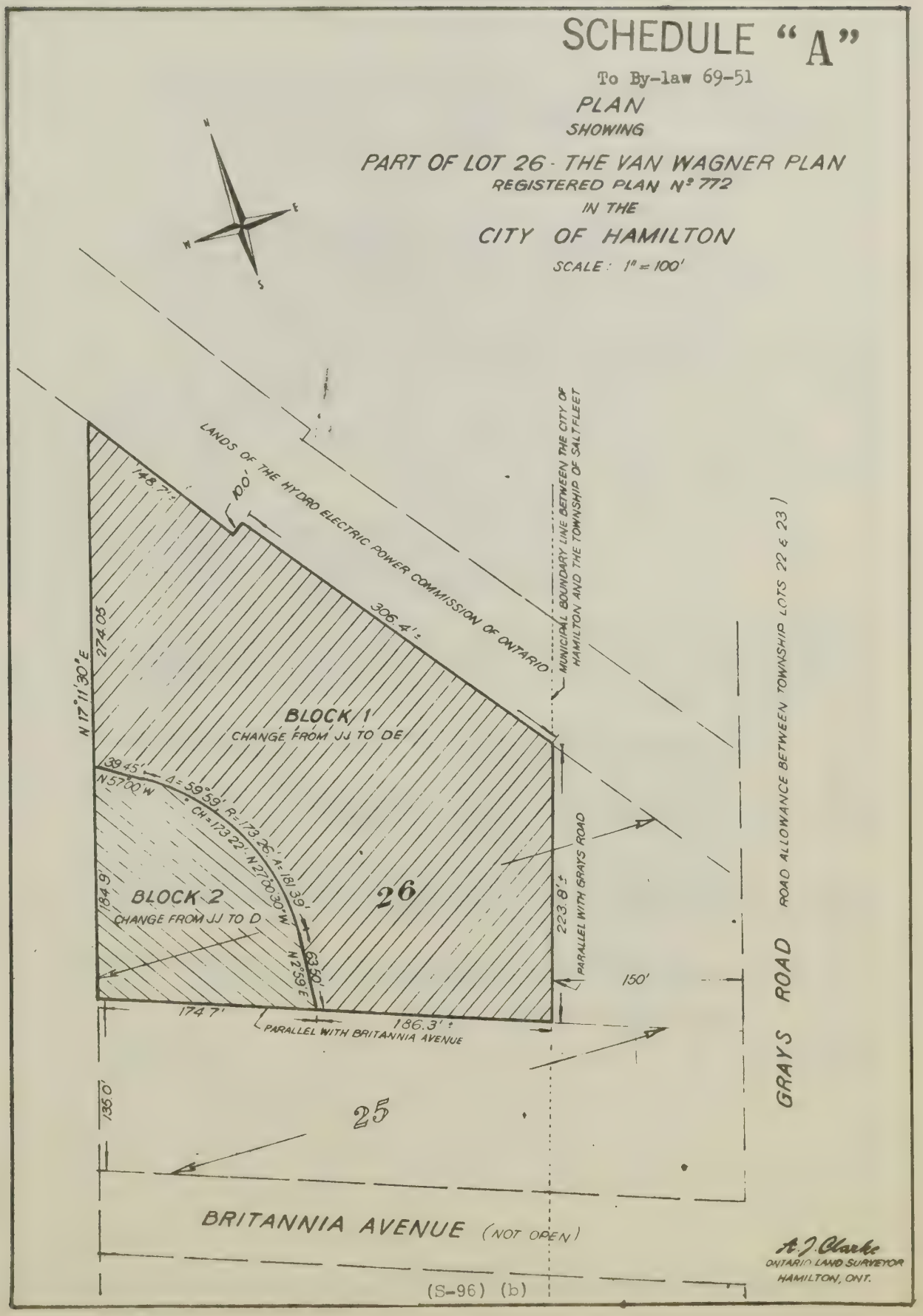
PART OF LOT 26 - THE VAN WAGNER PLAN

REGISTERED PLAN Nº 772

IN THE

CITY OF HAMILTON

SCALE: 1" = 100'



A. J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONT.

(S-96) (b)

SCHEDULE S-96a

BY-LAW NO. 70-153

To Amend Zoning By-law No. 6593

WHEREAS By-law No. 69-51, passed on the 25th day of February, 1969 did rezone the lands therein described in Schedule "A" as Block 1 from "JJ" (Restricted Light Industrial) district to "DE" (Low Density Multiple Dwellings, etc.) district;

AND WHEREAS the said By-law No. 69-51 did require that the lands described in Schedule "A" as Block 1:

> "shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton."

AND WHEREAS the said By-law No. 69-51 was approved by the Ontario Municipal Board dated the 22nd day of April, 1969;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The Site Plan hereto annexed as Schedule "B" is approved, defined and adopted to require that:

(1) Notwithstanding

(a) The "DE" District provisions of Zoning By-law No. 6593, that part of the lands in Schedule "A" to Zoning By-law No. 69-51 comprised of Block 1, located in the area south of Barton Street and west of Grays Road,

the extent and boundaries of which Block 1 are described in and on Schedule "A" to By-law No. 69-51, shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the approved Site Plan hereto annexed as Schedule "B".

2. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-96a".

3. Sheet No. E. 123 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is amended by marking the lands referred to as Block 1 in Schedule "A" to By-law No. 69-51, "S-96a".

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

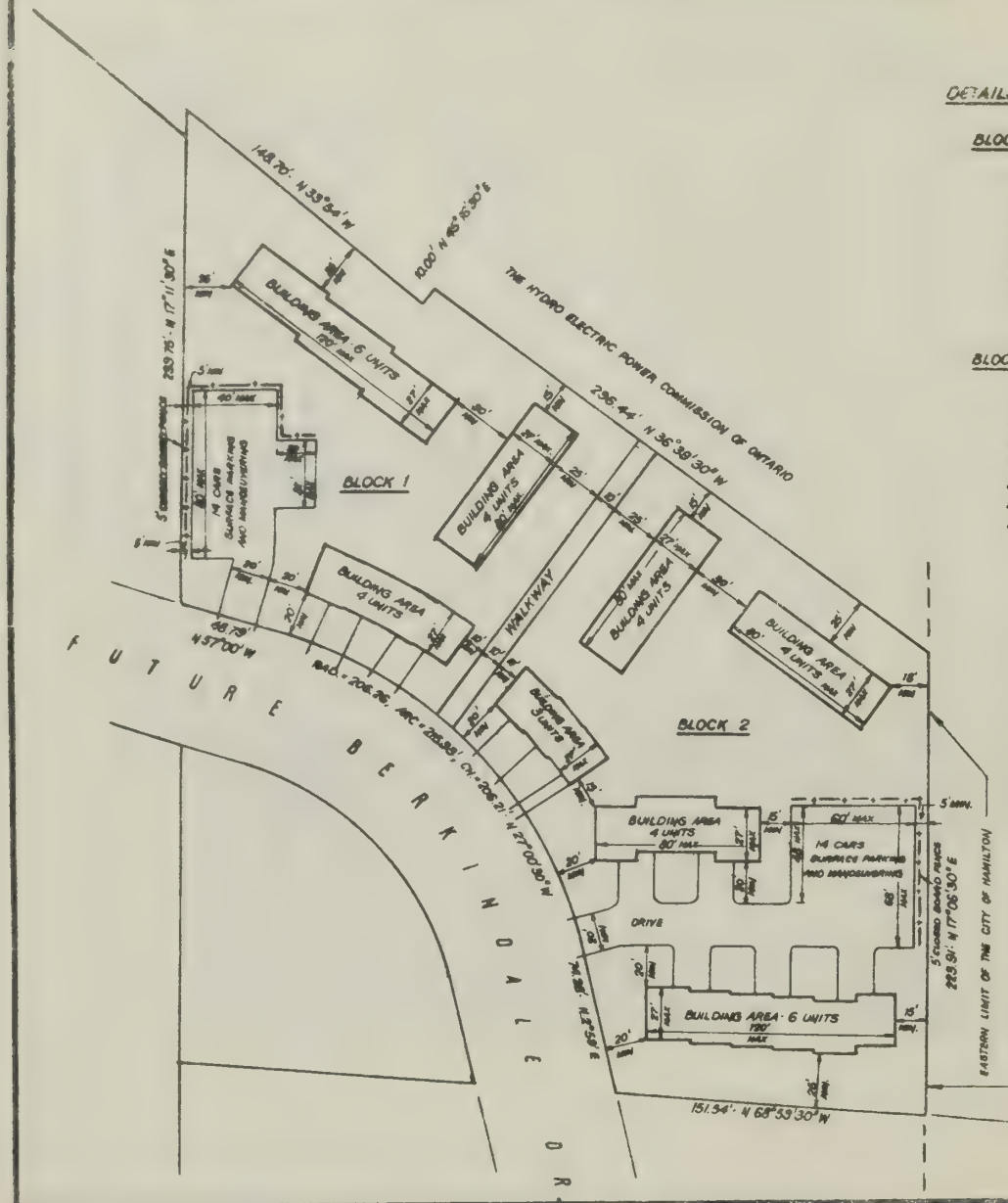
5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 9th day of June, A.D., 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "B" TO BY-LAW Nº 70-153



DETAILS OF DEVELOPMENT

BLOCK 1

LAND AREA 35,046 SQ. FT. (0.804 ACRES)
BUILDING COVERAGE (MAX.) 7600 SQ. FT. (21% OF LOT AREA)
GROSS FLOOR AREA (MAX.) - 15,200 SQ. FT. (F.A.R. 0.43)
BUILDING HEIGHT (MAX.) - 2 STOREYS
NUMBER OF DWELLING UNITS (MAX.) 14
NUMBER OF PARKING SPACES (MIN.) 18 (4 UNDER BUILDING)
LANDSCAPED AREA (MIN.) 22,300 SQ. FT. (64% OF LOT AREA)

BLOCK 2

LAND AREA 53,044 SQ. FT. (1.217 ACRES)
BUILDING COVERAGE (MAX.) 11,400 SQ. FT. (21% OF LOT AREA)
GROSS FLOOR AREA (MAX.) 22,800 SQ. FT. (F.A.R. 0.43)
BUILDING HEIGHT (MAX.) 2 STOREYS
NUMBER OF DWELLING UNITS (MAX.) 21
NUMBER OF PARKING SPACES (MIN.) 27 (3 UNDER BUILDING)
LANDSCAPED AREA (MIN.) 33,500 SQ. FT. (63% OF LOT AREA)

(S-96a) (b)

A. J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

SCHEDULE S-97

BY-LAW NO. 69-39

To Amend The Zoning By-law No. 6593.

WHEREAS clause (a) of subsection 3 of Section 4 of Zoning By-law No. 6593 passed on the 25th day of July, 1950, provides that

"(3) (a) No building shall be erected or converted or used for residential purposes on any lot or tract of land on which any other building other than an accessory building has already been erected or converted, and no building other than an accessory building shall be erected on converted or used on any lot or tract of land on which a residential building has already been erected or converted, save where specifically permitted elsewhere in the by-law";

AND WHEREAS it is intended to permit an existing house to be used in conjunction with the premises of The War Amputations of Canada, Hamilton District Branch, which is located on the property at No. 1545 Upper James Street;

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Notwithstanding Section 7A ("AA" District--Agricultural District) and Section 14 ("HH" District--Restricted Community Shopping and Commercial District) of By-law No. 6593, clause (a) of subsection 3 of Section 4 of said By-law No. 6593 does not apply to the parcel of land, shown on Sheet No. E-9d of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, the extent and boundaries of which are also shown in and on a Plan hereto annexed as Schedule "A", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this By-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Subject to Section 1 hereof, the lands described in Schedule "A" shall continue subject to the provisions of Section 7A and Section 14 of By-law No. 6593.

3. Sheet No. E-9d of the District Maps appended to and forming part of the Zoning By-law No. 6593 is hereby amended by marking the lands described in Schedule "A"--'S-97'.

4. The said Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule 'S-97'.

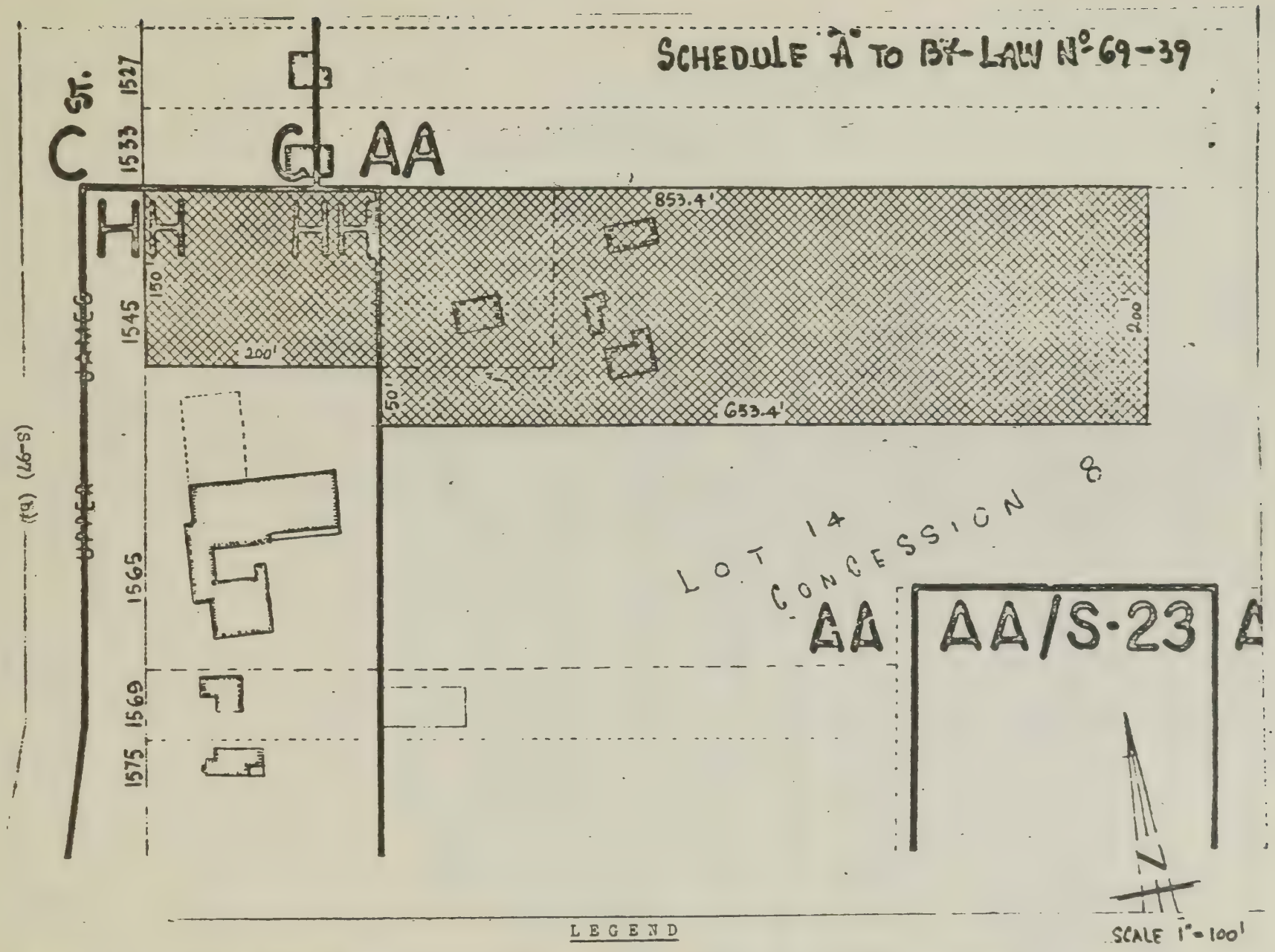
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 11th day of February, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



Lands on part of Sheet No. E-9D of the Zoning District Maps to be specially regulated so as to permit a house in addition to a Commercial use to be established on these lands.

SCHEDULE S-98

BY-LAW NO. 69-49

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-17b of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings, etc.) district that parcel of land located on the south side of Limeridge Road in the area east of Garth Street more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law.

2. Nothwithstanding the "DE" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton and except in accordance with a Registered Plan of Subdivision approved by the Minister of Municipal Affairs.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-98'.

4. Sheet No. W-17b of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Schedule "A"—'S-98'.

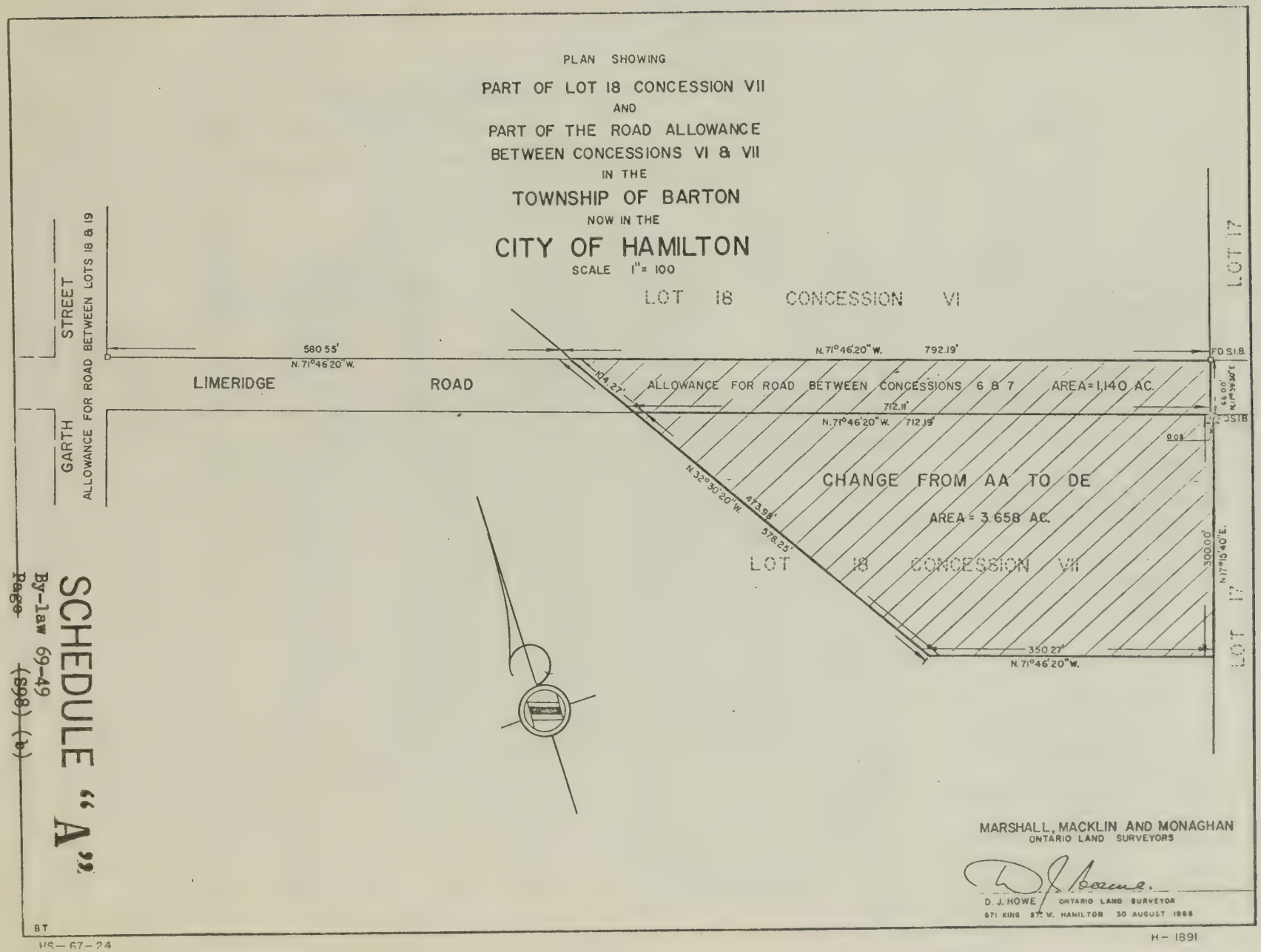
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 25th day of February, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.


PLAN SHOWING
PART OF LOT 18 CONCESSION VII
AND
PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS VI & VII
IN THE
TOWNSHIP OF BARTON
NOW IN THE
CITY OF HAMILTON
SCALE 1" = 100
LOT 18 CONCESSION VI
LOT 17
STREET
GARTH
ALLOWANCE FOR ROAD BETWEEN LOTS 18 & 19
580.55'
N. 71°46'20" W.
N. 71°46'20" W. 792.19'
FD S.I.B.
LIMERIDGE ROAD
ALLOWANCE FOR ROAD BETWEEN CONCESSIONS 6 & 7
AREA = 1.140 AC.
104.27'
712.11'
N. 71°46'20" W. 712.19'
66.00' N.P.S.W.S.P.E.
S.I.B.
0.08'
CHANGE FROM AA TO DE
AREA = 3.658 AC.
N. 32°30'20" W.
413.98'
578.25'
LOT 18 CONCESSION VII
300.00'
N. 17°15'40" E.
LOT 17
350.27'
N. 71°46'20" W.
MARSHALL, MACKLIN AND MONAGHAN
ONTARIO LAND SURVEYORS
D. J. HOWE ONTARIO LAND SURVEYOR
671 KING ST. W. HAMILTON 30 AUGUST 1968
H - 1891
SCHEDULE "A"
By-law 69-49
(S98) (b)
Page
BT
HS-67-24

SCHEDULE S-100

BY-LAW NO. 69-54

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-83 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended by changing from "J" (Light and Limited Heavy Industry, etc.) district and "H" (Community Shopping and Commercial, etc.) district, to "E" (Multiple Dwellings, Lodges, Clubs, etc.) District, that parcel of land extending between Superior Street and Barton Street in the area east of Parkdale Avenue, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", which Plan notations, references and other information shown thereon are hereby incorporated in and declared to form part of this By-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. Sheet No. E.-83 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby further amended by changing from "J" (Light and Limited Heavy Industry, etc.) district to "H" (Community Shopping and Commercial, etc.) district, that parcel of land located on the south side of Superior Street, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "B", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this By-law in the same way as if the extent and boundaries of the lands are described in words therein.

3. Notwithstanding the "E" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with the approved Site Plan appended hereto as Schedule "C" and forming part of this By-law.

4. The notations, references, design, writing, symbols, lines and all other forms of graphic representation and all information in and on Schedule "C" are hereby incorporated in and declared to apply to the land designated in Schedule "A" in the same way and to the same extent as if described in words herein.

5. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-100".

6. Sheet No. E-83 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above--"S-100".

7. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

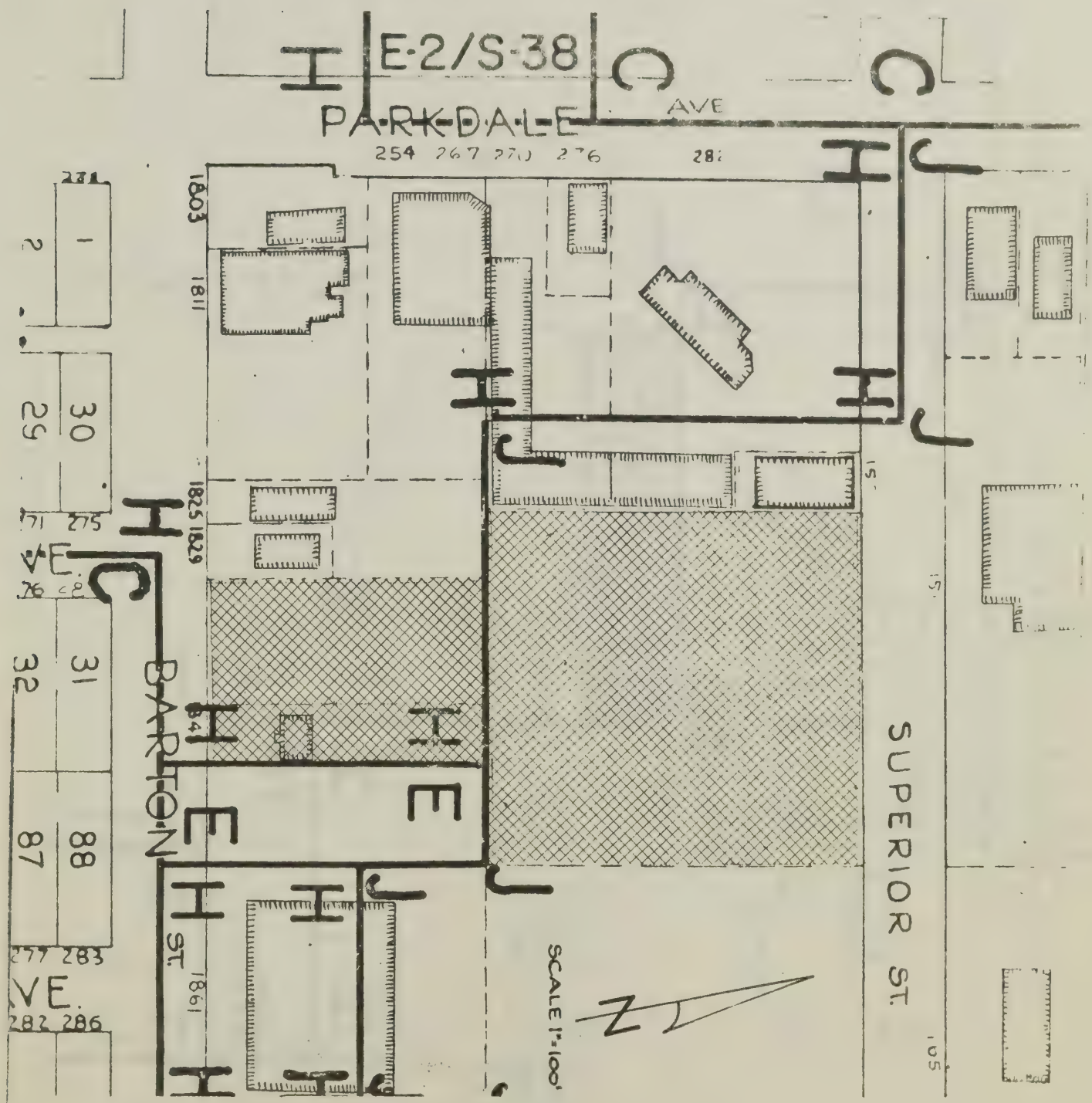
8. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 25th day of February, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

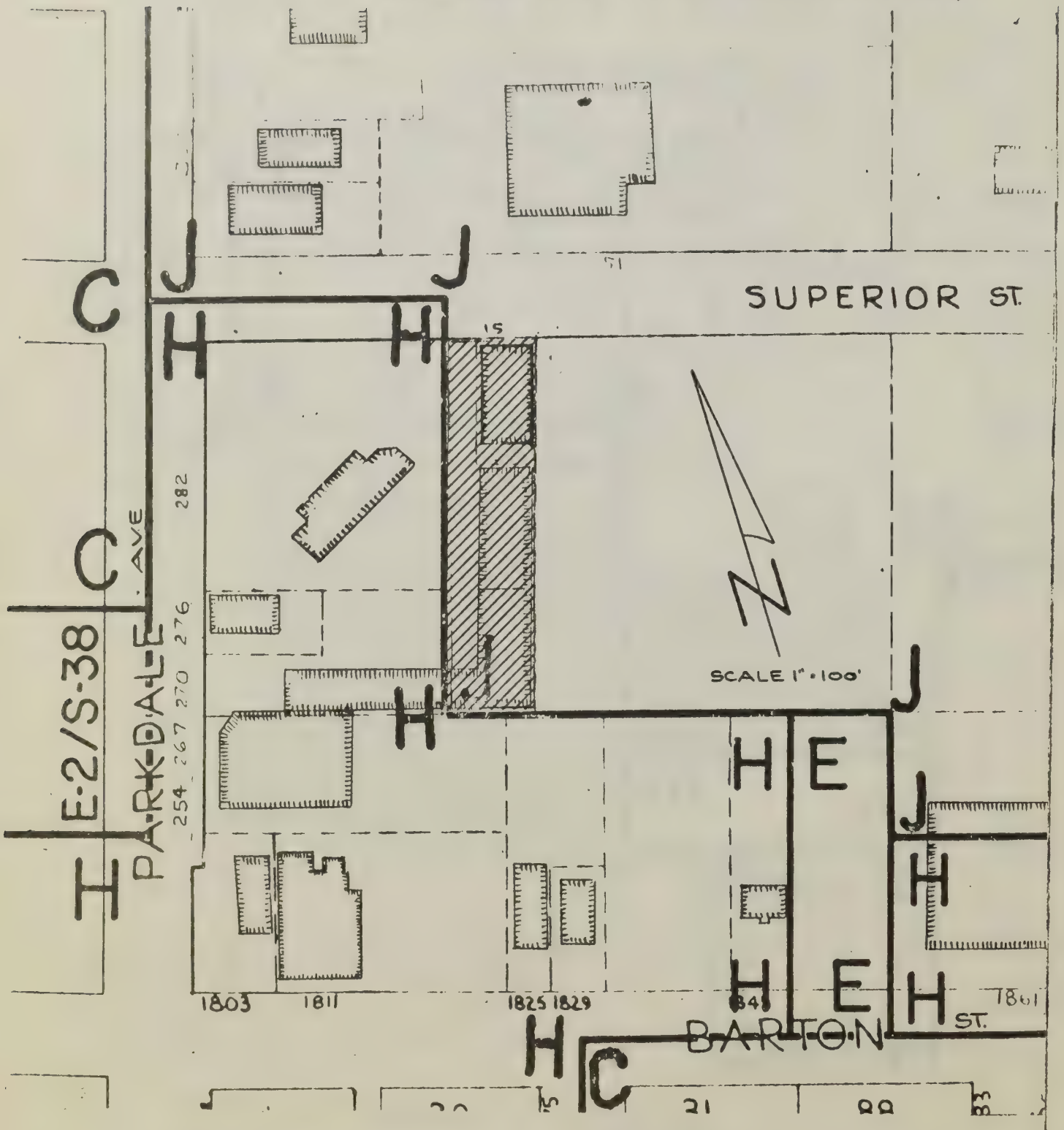
SCHEDULE A TO BY-LAW No 69-54



LEGEND (S-100) (b)

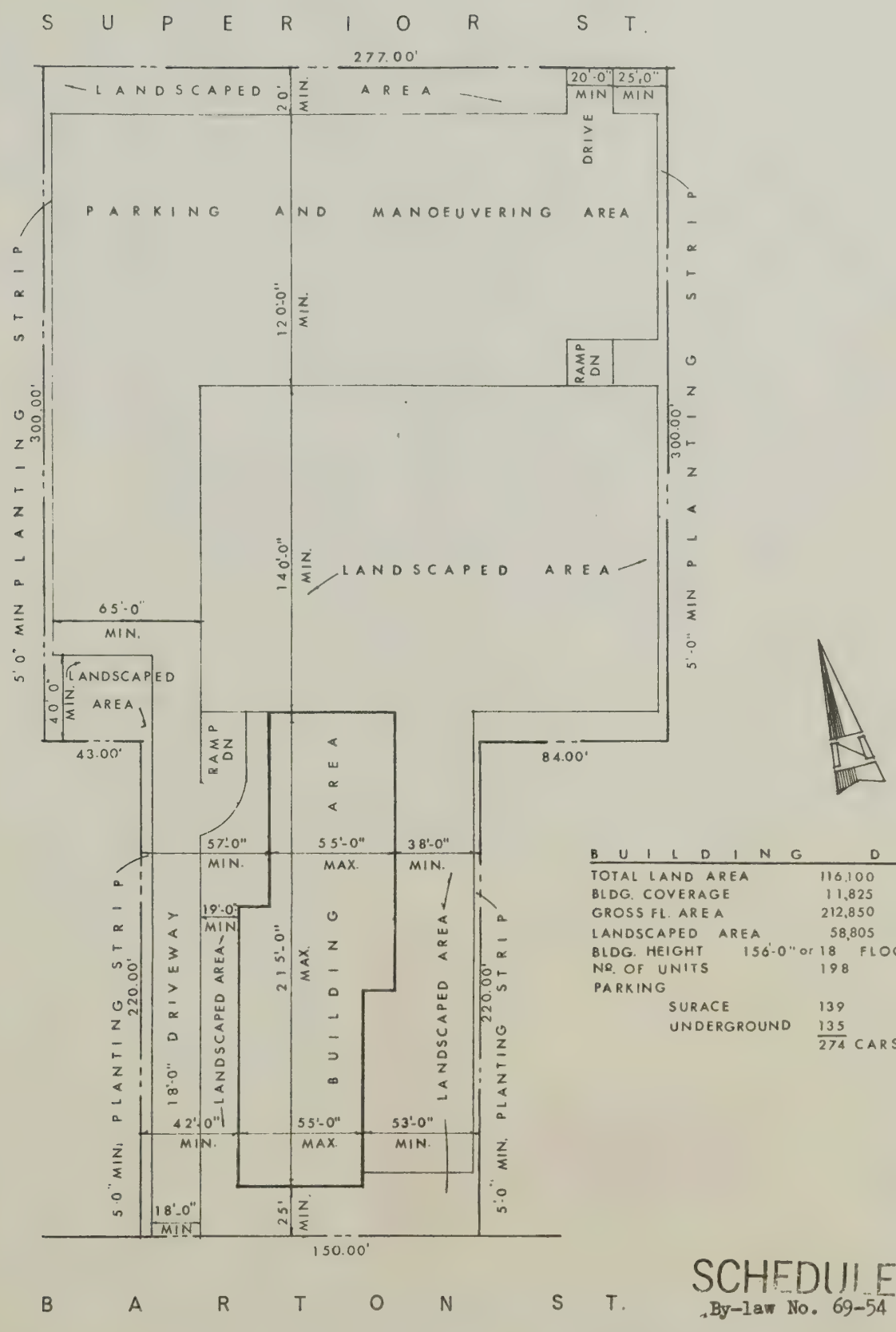
LANDS ON PART OF SHEET No E-83 OF THE ZONING DISTRICT MAPS TO BE REZONED FROM "J" (LIGHT AND LIMITED HEAVY INDUSTRY ETC.) DISTRICT AND "H" (COMMUNITY SHOPPING AND COMMERCIAL, ETC.) DISTRICT TO "E" (MULTIPLE DWELLINGS, LODGES, CLUBS, ETC.) DISTRICT

SCHEDULE "B" TO BY-LAW Nº 69-54



LEGEND (S-100) (c)

LANDS ON PART OF SHEET Nº E-83 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "J" (LIGHT AND LIMITED HEAVY INDUSTRY, ETC.) DISTRICT TO "H" (COMMUNITY SHOPPING AND COMMERCIAL, ETC.) DISTRICT.



B U I L D I N G	D A T A	
TOTAL LAND AREA	116,100	SQ.FT.
BLDG. COVERAGE	11,825	SQ.FT. MAX.
GROSS FL. AREA	212,850	SQ.FT. MAX.
LANDSCAPED AREA	58,805	SQ.FT. MAX.
BLDG. HEIGHT	156'-0" or 18 FLOORS	MAX.
Nº. OF UNITS	198	MAX.
PARKING		
SURACE	139	
UNDERGROUND	135	
	274 CARS MIN.	

SCHEDULE "C"

By-law No. 69-54

(S-100) (d)

SCHEDULE TO BY-LAW NUMBER

JAN/69

SCHEDULE S-101

BY-LAW NO. 69-81

To Amend The Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:-

1. Sheets Nos. E-105 and E-106 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, are hereby amended by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, that parcel of land located in the area west of Owen Place, more particularly shown on a Plan of Survey appended hereto as Schedule "A" and forming part of this By-law.

2. Notwithstanding Section 4 (3) (b) of Zoning By-law No. 6593 the lands described in Schedule "A" shall be exempt from the requirements with respect to the provision of minimum street frontage.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-101'.

4. Sheets Nos. E-105 and E-106 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 are hereby further amended by marking the lands referred to in Section 1 above--'S-101'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

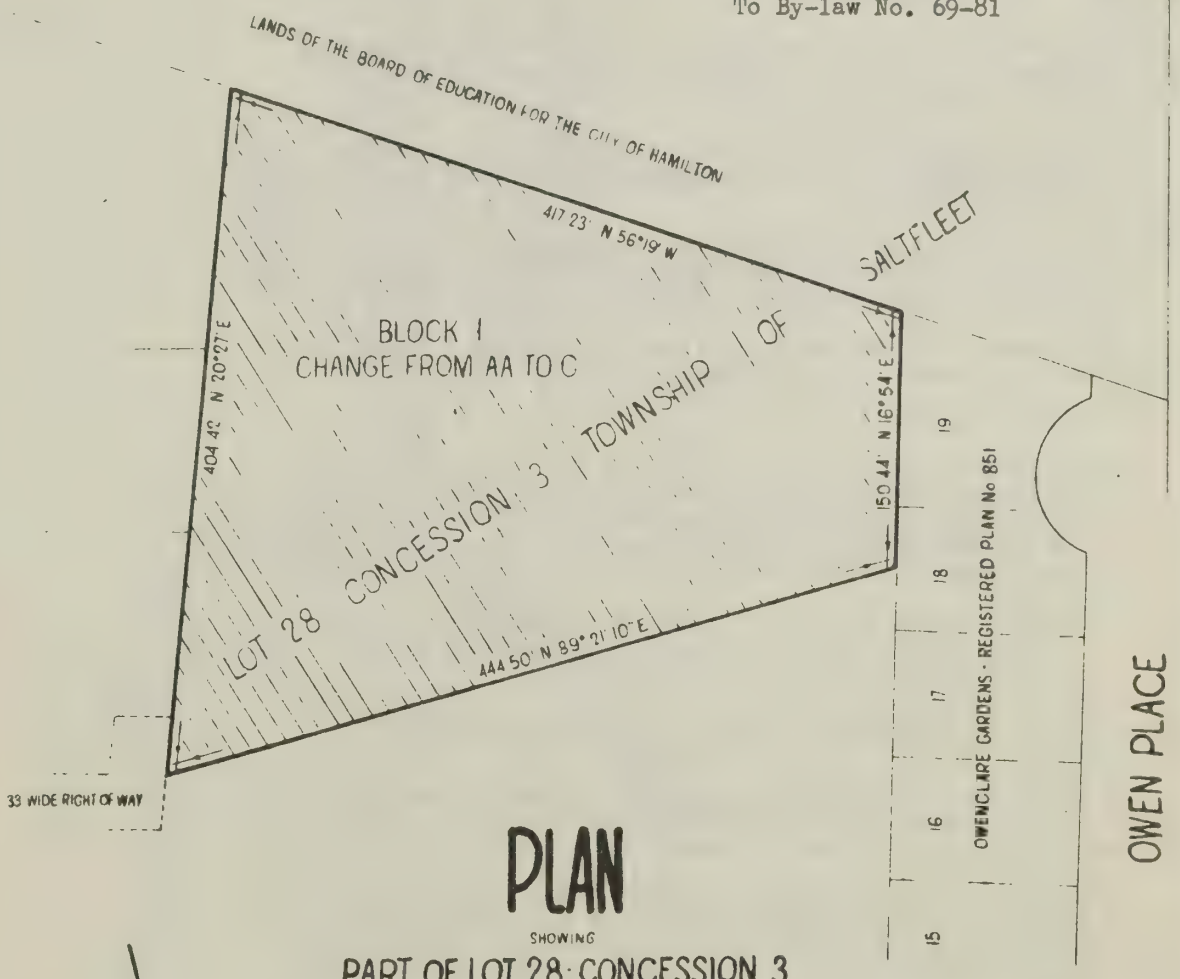
PASSED this 25th day of March, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A"

To By-law No. 69-81



PLAN

SHOWING

PART OF LOT 28 · CONCESSION 3

IN

TOWNSHIP OF SALTFLEET

NOW IN THE

CITY OF HAMILTON

SCALE 1" 100'

FEBRUARY 14, 1969

BEARINGS ARE ASSUMED ASTRONOMIC AND ARE REFERRED TO THE WESTERN LIMIT OF OWENCLARE GARDENS ON A COURSE OF N16°54'E AS SHOWN ON REGISTERED PLAN No 851

SCHEDULE S-102

BY-LAW NO. 69-104

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:—

1. Sheet No. E. 108 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A. D. 1950 is hereby amended as follows:—

(1) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands comprised of Block 1, and

(2) by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "DE" (Low Density Multiple Dwellings, etc.) district, those lands comprised of Block 2,

the extent and boundaries of which Block 1 and Block 2 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "DE" district provisions of Zoning By-law No. 6593, the lands described in Block 2 of Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, eetended or enlarged nor shall any land be used except in accordance with:—

(a) an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to section 19B as Schedule 'S-102'.

4. Sheet No. E. 108 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1 above—'S-102'.

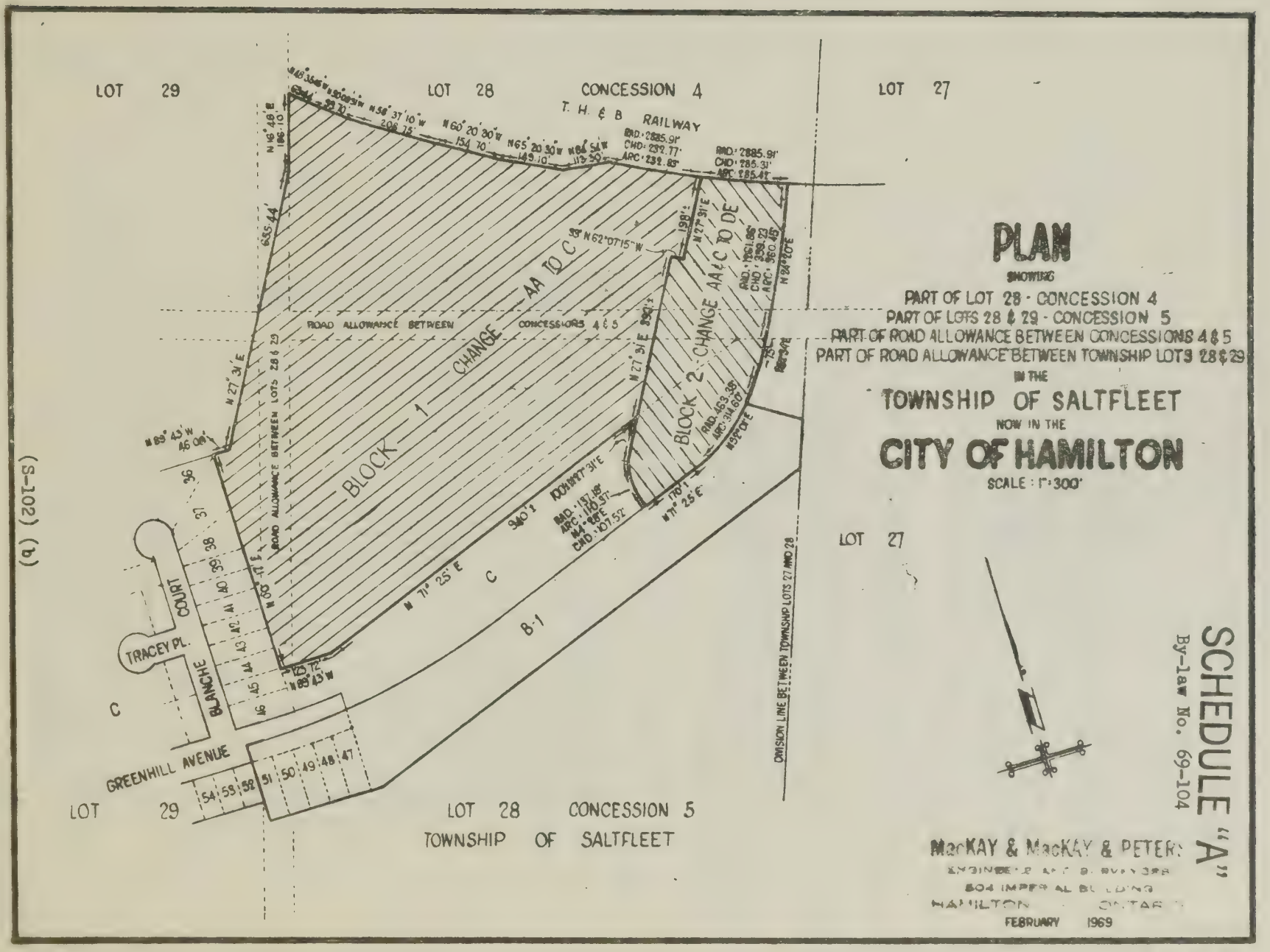
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 29th day of April, A.D. 1969.

K. E. AVERY,
Deputy City Clerk.

VICTOR COPPS,
Mayor.


LOT 29
LOT 28
CONCESSION 4
LOT 27
T. H. & B. RAILWAY
BLOCK 1
CHANGE AA TO C
BLOCK 2
CHANGE AA & C TO DE
ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5
ROAD ALLOWANCE BETWEEN LOTS 28 & 29
TRACEY PL.
COURT
BLANCHE
GREENHILL AVENUE
C
B-1
DIVISION LINE BETWEEN TOWNSHIP LOTS 27 AND 28
LOT 29
LOT 28 CONCESSION 5
TOWNSHIP OF SALTFLEET
PLAN
SHOWING
PART OF LOT 28 - CONCESSION 4
PART OF LOTS 28 & 29 - CONCESSION 5
PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5
PART OF ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 28 & 29
IN THE
TOWNSHIP OF SALTFLEET
NOW IN THE
CITY OF HAMILTON
SCALE : 1" = 300'
LOT 27
SCHEDULE "A"
By-law No. 69-104
MacKAY & MacKAY & PETERS
ENGINEERS AND SURVEYORS
804 IMPERIAL BUILDING
HAMILTON ONTARIO
FEBRUARY 1969

(9) (201-S)

X-3962

SCHEDULE S-104

BY-LAW NO. 69-102

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:-

1. Sheet No. E. 89 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A. D. 1950 is hereby amended as follows:-

(1) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands located at the foot of the escarpment in the area between Mount Albion Road and Quigley Road,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-104'.

3. Sheet No. E. 89 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1 above--'S-104'.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 29th day of April, A.D. 1969.

K. E. AVERY,
Deputy City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A"

By-law No. 69-102

PLAN

SHOWING

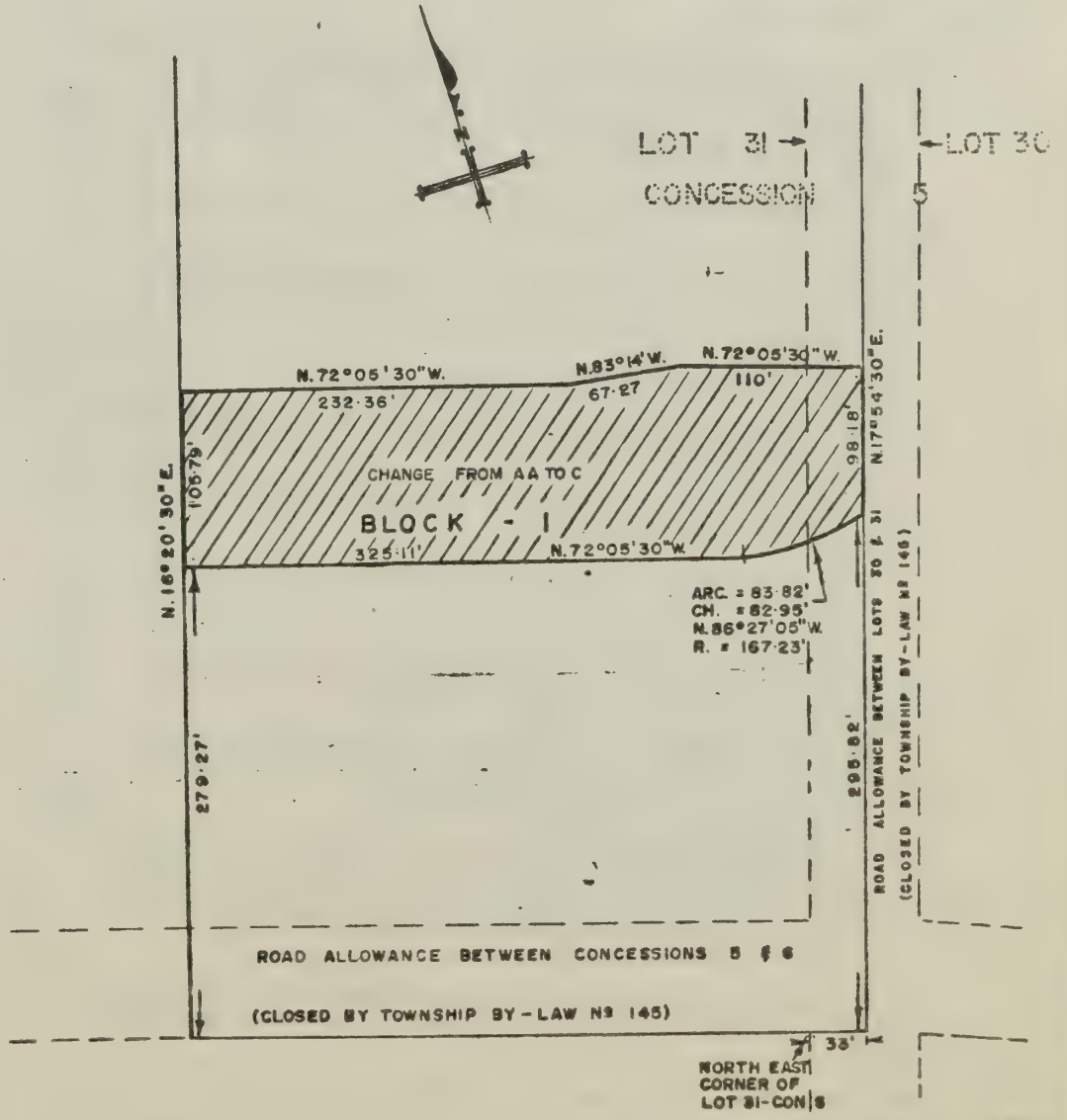
PART OF LOT 31 & PART OF THE UNOPENED ROAD ALLOWANCE BETWEEN LOTS 30 & 31

CONCESSION 5 - TOWNSHIP OF SALTFLEET

NOW IN THE

CITY OF HAMILTON

SCALE 1" = 100'



A. J. CLARKE
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

(S-104) (b)

SCHEDULE S-105

BY-LAW NO. 69-126

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:-

1. Sheet No. W.27a of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "AA" (Agricultural) district to "DE-3" Multiple Dwellings) district, those lands comprised of Block 1 at the north west corner of Garth Street and Limeridge Road, and

(2) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential--One and Two Family Dwellings, etc.) district, those lands comprised of Block 2 at the north west corner of Garth and Limeridge Road.

the extent and boundaries of which Block 1 and Block 2 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "DE" district provisions of Zoning By-law No. 6593, the lands described in Block 1 of Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) a density of development not exceeding one dwelling unit for each 1,420 square feet of lot area, and

(b) an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton;

(c) a registered Plan of Subdivision.

(2) the "D" district provisions of Zoning By-law No. 6593, the lands described in Block 2 of Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) a development of the lands excluding row dwellings, and

(b) a registered Plan of Subdivision.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to section 19B as Schedule "S-105".

4. Sheet No. W.27a of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1 above--"S-105".

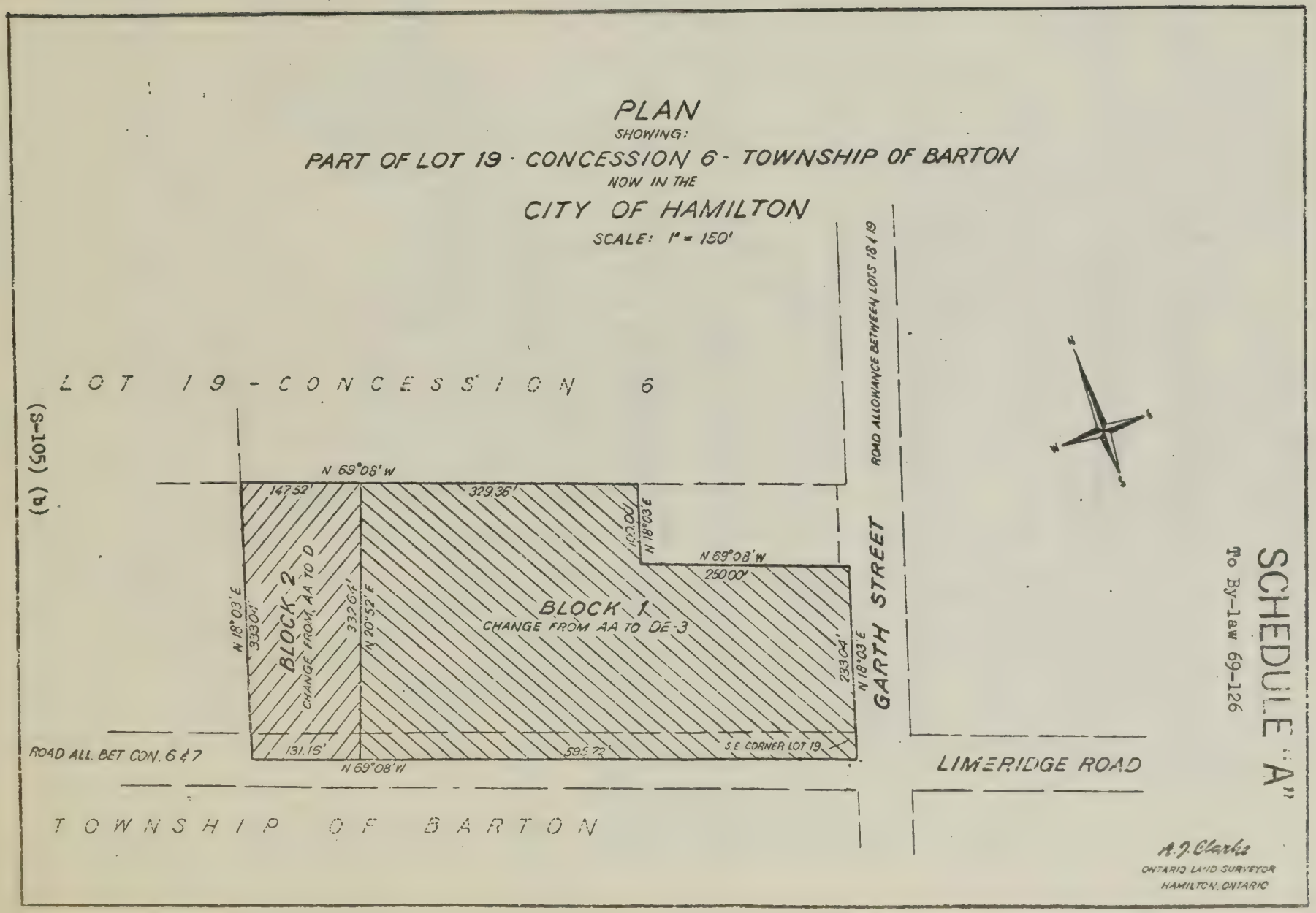
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 10th day of June, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.


PLAN
SHOWING:
PART OF LOT 19 · CONCESSION 6 · TOWNSHIP OF BARTON
NOW IN THE
CITY OF HAMILTON
SCALE: 1" = 150'
LOT 19 - CONCESSION 6
(S-105) (b)
N 69°08' W
147.52'
329.36'
100.00'
N 18°03' E
N 69°08' W
250.00'
N 18°03' E
330.4'
BLOCK 2
CHANGE FROM AA TO D
332.64'
N 20°52' E
BLOCK 1
CHANGE FROM AA TO DE-3
233.04'
N 18°03' E
ROAD ALLOWANCE BETWEEN LOTS 18 & 19
GARTH STREET
ROAD ALL. BET CON. 6 & 7
131.16'
595.72'
S.E. CORNER LOT 19
N 69°08' W
LIMERIDGE ROAD
TOWNSHIP OF BARTON
SCHEDULE "A"
To By-law 69-126
A.J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

SCHEDULE S-106

BY-LAW NO. 69-131

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:—

1. Sheets No. E.1 and E.2 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A. D. 1950, is hereby amended as follows:—

(1) by changing from "D" (Urban Protected Residential—One and Two Family Dwellings, etc.) district to "H" (Community Shopping and Commercial, etc.) district, those lands at the south east corner of Guise Street and James Street North.

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "H" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) the approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to section 19B as Schedule "S-106".

4. Sheets No. E1 and E.2 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1 above, "S-106".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

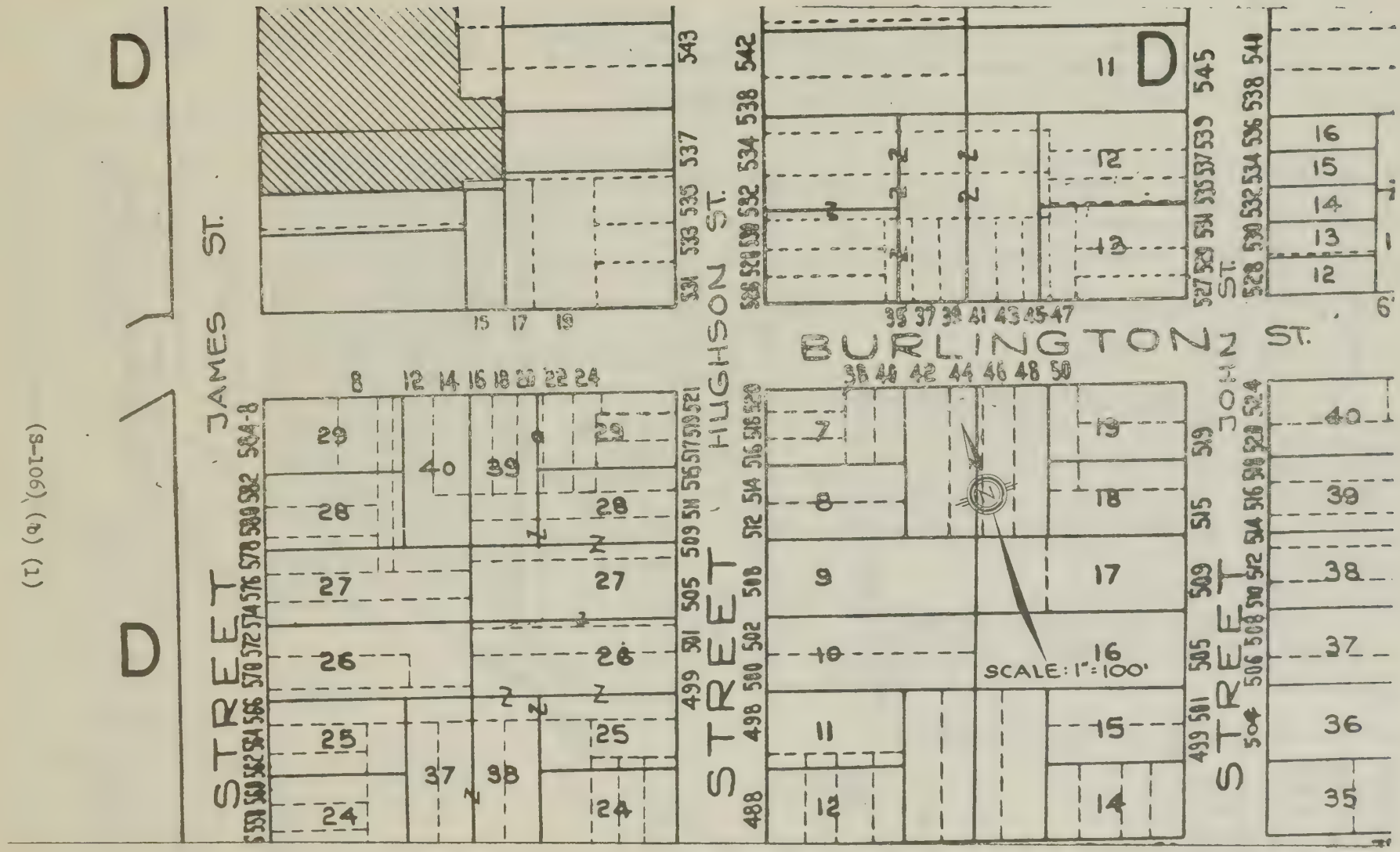
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 10th day of June, A. D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE 'A' TO BY-LAW No: 69-131

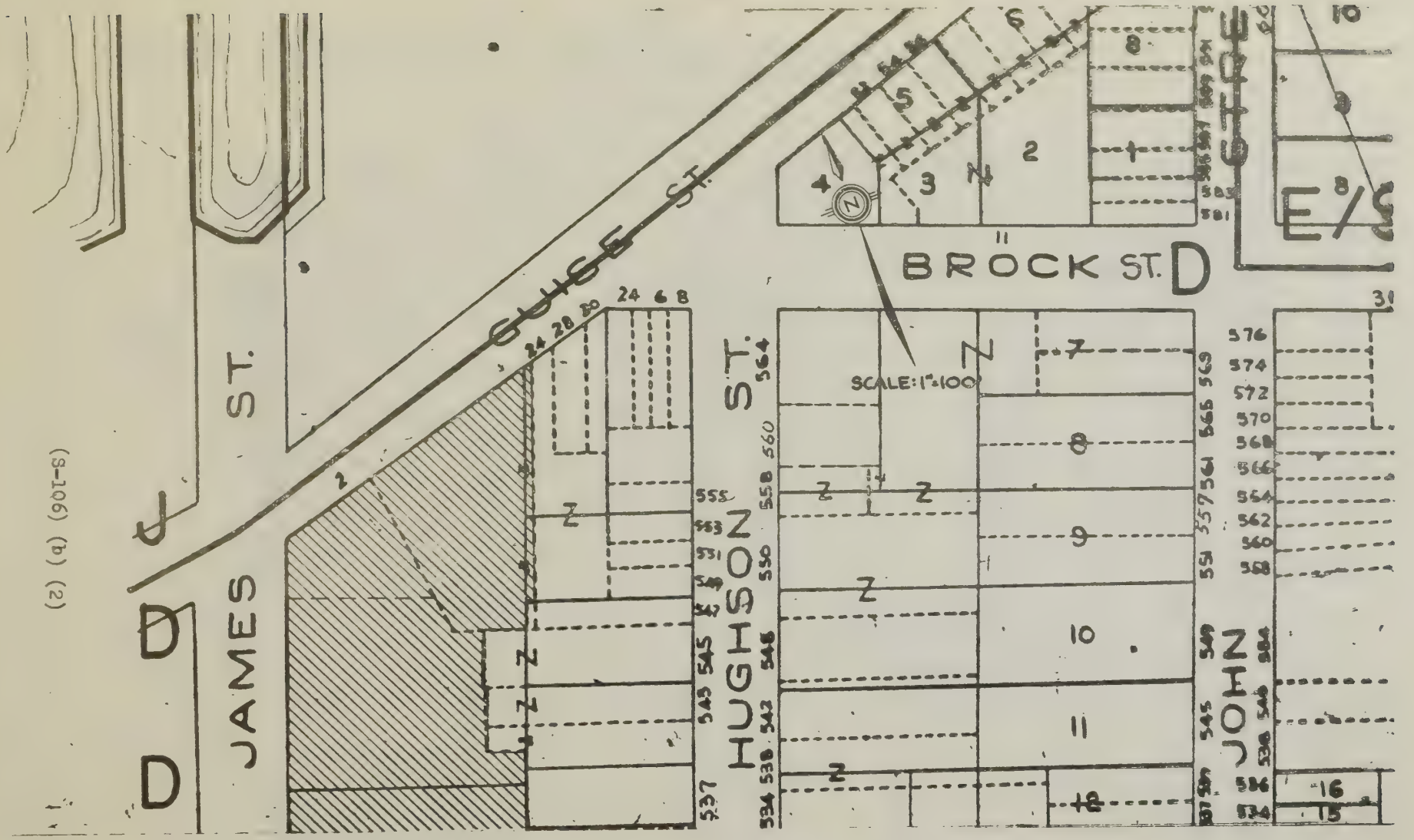


(1) (a) (b) (8-106)

LEGEND

Lands on part of Sheet No. E-2 of the Zoning District Maps to be re-zoned from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "H" (Community Shopping and Commercial, etc.) District.

SCHEDULE "A" TO BY-LAW No. 69-131



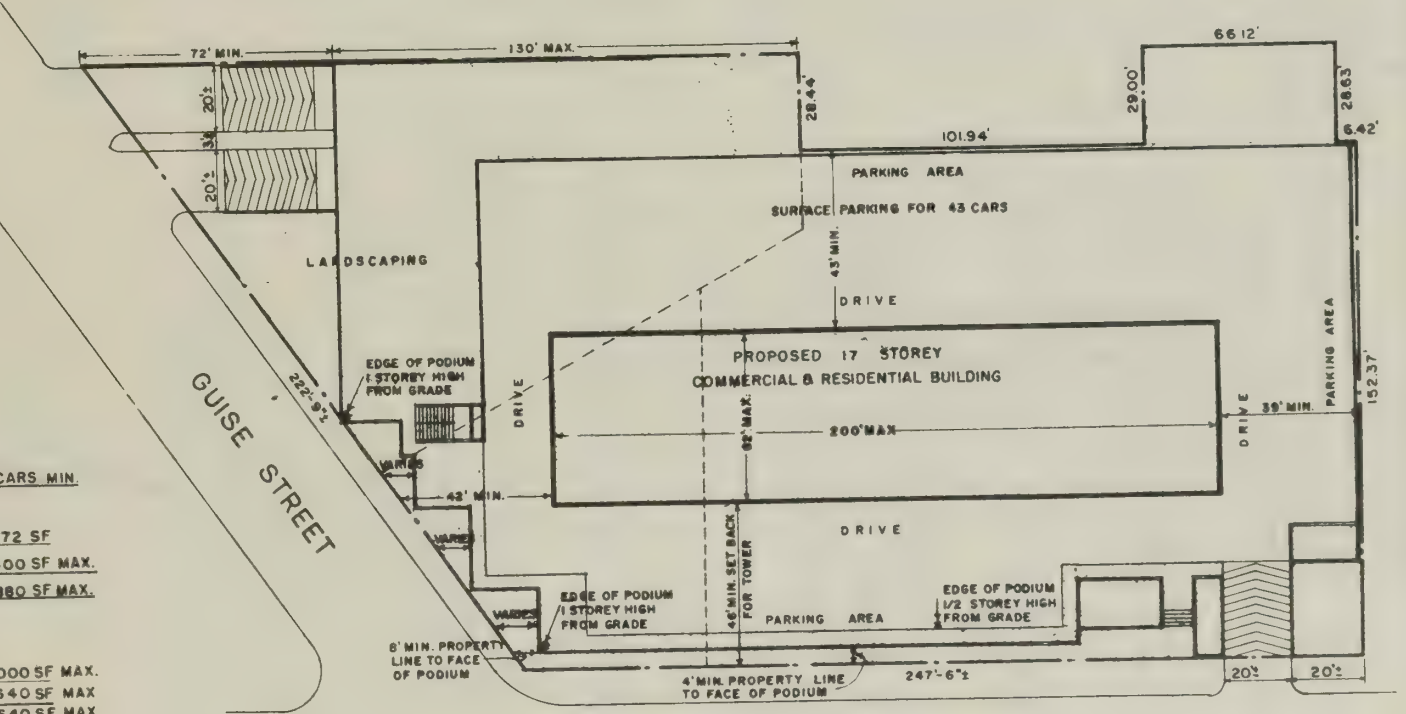
(2) (a) (b) (2) (S-106)

LEGEND

Lands on part of Sheet No. E-1 of the Zoning District Maps to be re-zoned from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "H" (Community Shopping and Commercial, etc.) District.

SCHEDULE "B"

(S-106) (c)



TOTAL PARKING PROVIDED		230 CARS MIN.
SURFACE	43	
UNDERGROUND	187	
TOTAL AREA OF PROPERTY		54,772 SF
TOTAL BUILDING COVERAGE		12,400 SF MAX.
TOTAL COMMERCIAL		50,880 SF MAX.
STORES	16,200	
OFFICES	24,480	
RESTAURANT	10,200	
TOTAL RESIDENTIAL		
10 FLOORS = 100 UNITS		102,000 SF MAX.
1 FLOOR SERVICE		7,640 SF MAX
		109,640 SF MAX.

17 STORIES IN HEIGHT FROM INTERSECTION OF GUISE & JAMES STREETS.

SURVEY INFORMATION TAKEN FROM A PLAN OF SURVEY SHOWING PART OF THE BLOCK BOUNDED BY JAMES, BURLINGTON, HUGHSON & GUISE STREETS IN THE JAMES HUGHSON'S SURVEY (UNREGISTERED) BEING A SUBDIVISION OF PART OF LOT 14, BROKEN FRONT CONCESSION IN THE TOWNSHIP OF BARTON NOW IN THE CITY OF HAMILTON BY A.J.CLARKE O.L.S DATED SEPT. 4. 1968.

PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT
JAMES & BURLINGTON STREETS, HAMILTON, ONTARIO
RESCOM CONSTRUCTION LTD., VANAMCO ENTERPRISES LTD

DATE MAY 26. 1969 JOB N° 416 DWG. N° 4

GORDON L. SUTIN & ASSOCIATES LTD
CONSULTING ENGINEERS
HAMILTON ONTARIO

SCHEDULE S-107

BY-LAW No. 69-139

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:—

1. Sheet No. W. 9 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A. D. 1950 is hereby amended as follows:—

(1) by changing from "C" (Urban Protected Residential, etc.) district to "HH" (Restricted Community Shopping and Commercial, etc.) district, those lands comprised on Block 1 located west of Upper James Street,

the extent and boundaries of which Block 1 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "HH" district provisions of Zoning By-law No. 6593, the lands comprised of Block 1 and Block 2, the extent and boundaries of which are described in and on Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:—

(a) the approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to section 19B as Schedule "S-107".

4. Sheet No. W. 9 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above "S-107".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

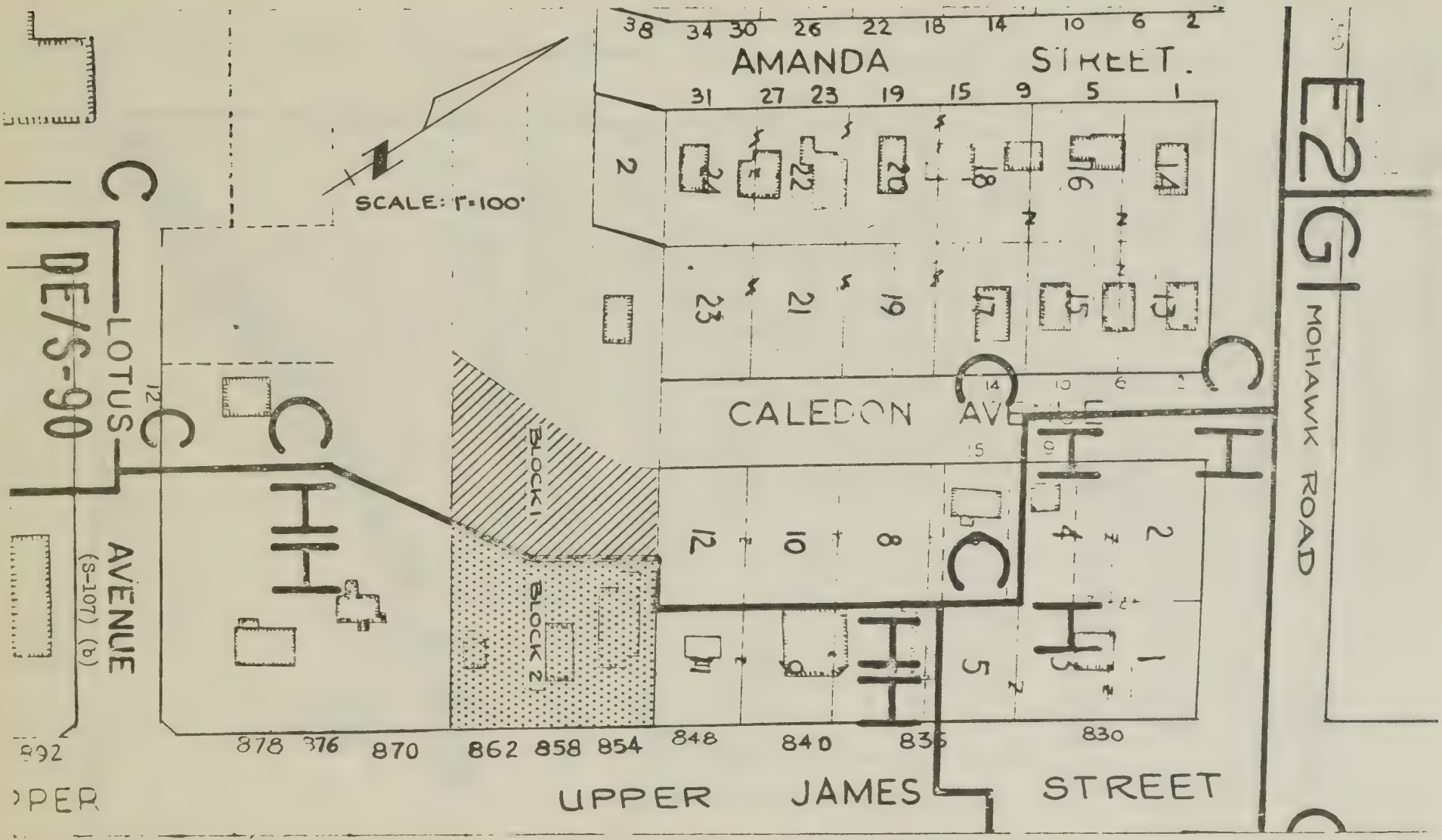
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 24th day of June, A.D. 1969.

K. E. AVERY,
Deputy City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE 'A' TO BY-LAW Nº: 69-139

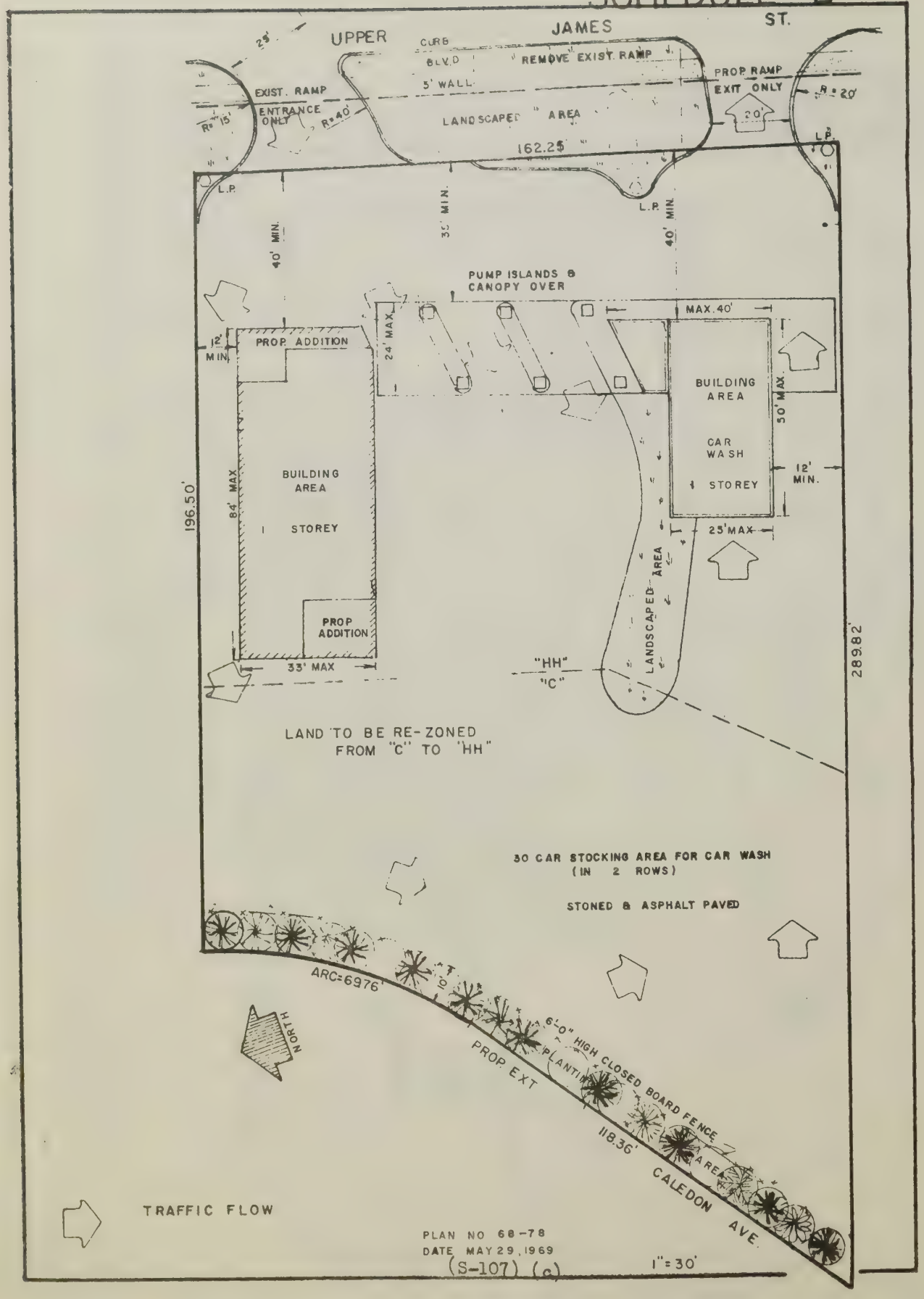


LEGEND

BLOCK 1 — LANDS ON PART OF SHEET Nº: W9 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "C" (URBAN PROTECTED RESIDENTIAL, ETC.) DISTRICT TO "HH" (RESTRICTED COMMUNITY SHOPPING AND COMMERCIAL) DISTRICT.

BLOCK 1 / BLOCK 2 — LANDS TO BE REGULATED BY THE SITE PLAN ATTACHED TO BY-LAW Nº: 69-139

SCHEDULE "B"



PLAN NO 68-78
DATE MAY 29, 1969
(S-107) (a)
1" = 30'

SCHEDULE S-108

BY-LAW NO. 69-154

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.36 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "C" (Urban Protected Residential, etc.) district to "G-3" (Public Parking Lot) district, those lands comprised of Block 1 on the south side of Fennell Avenue in the area east of Upper Sherman Avenue,

the extent and boundaries of which Block 1 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "G-3" district and the "H" district provisions of Zoning By-law No. 6593, the lands comprised in Block 1 and Block 2, the extent and boundaries of which are described in and on Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) the approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-108".

4. Sheet No. E.36 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to section 1, above "S-108".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

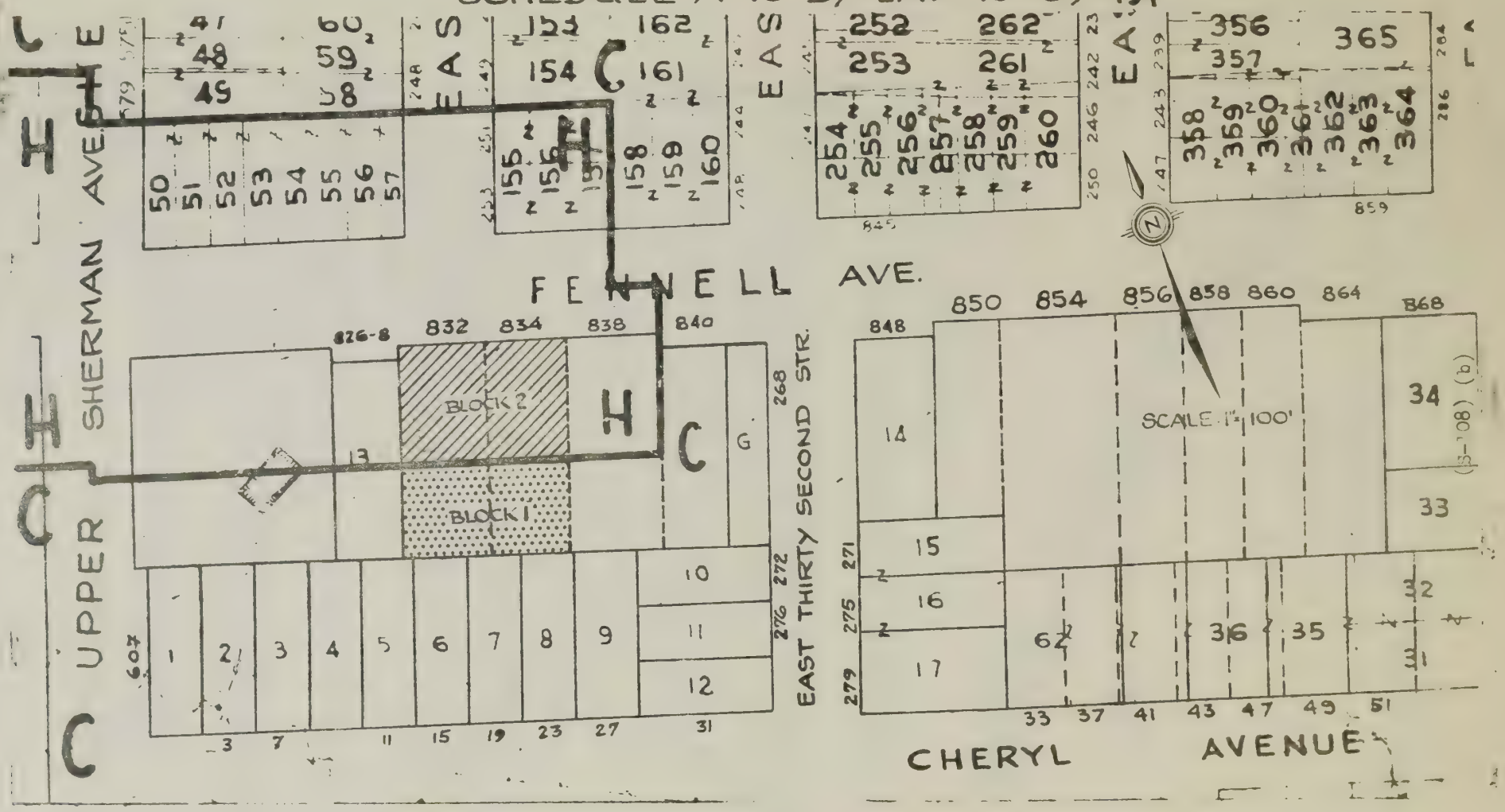
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 29th day of July, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº: 69-154



LEGEND

BLOCK 1

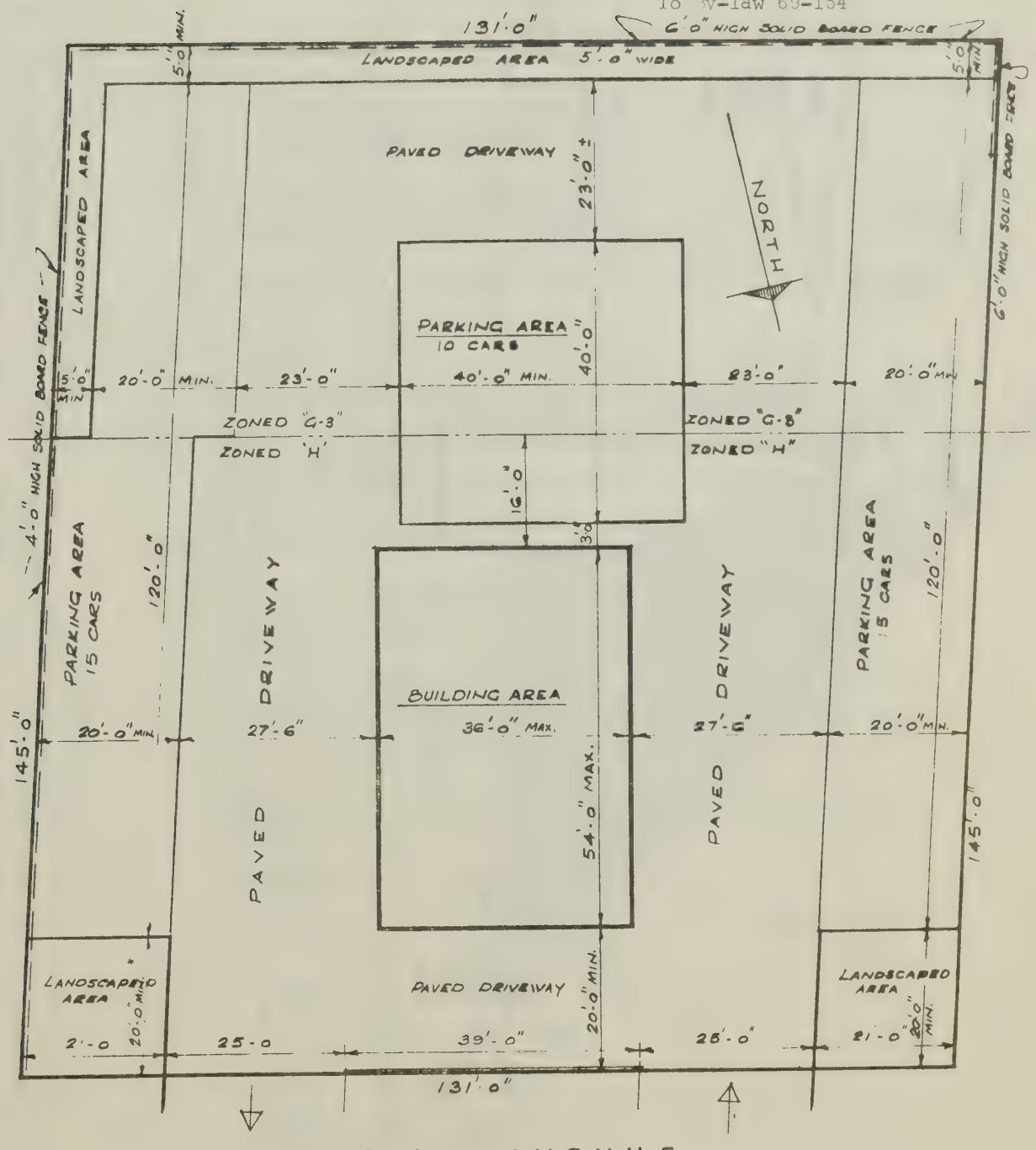
LANDS ON PART OF SHEET Nº: E-36 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "C" (URBAN PROTECTED RESIDENTIAL, ETC) DISTRICT TO "G-3" (PUBLIC PARKING LOTS) DISTRICT.

BLOCK 1
BLOCK 2

LANDS TO BE REGULATED BY THE SITE PLAN ATTACHED TO BY LAW Nº 69-154

SCHEDULE "B"

To By-law 69-154



FENNELL AVENUE

PROPERTY AREA — 18,995 SQ. FT.
BUILDING AREA — 2,000 SQ. FT. MAX.
LANDSCAPE AREA — 1,500 SQ. FT MIN.
PARKING @ 8'-0" x 20'-0" = 40 CARS

PART OF LOT 8 CON. 5 TOWNSHIP OF BARTON
NOW IN THE CITY OF HAMILTON
FORMERLY MUNICIPAL No 832
FENNELL AVENUE EAST.

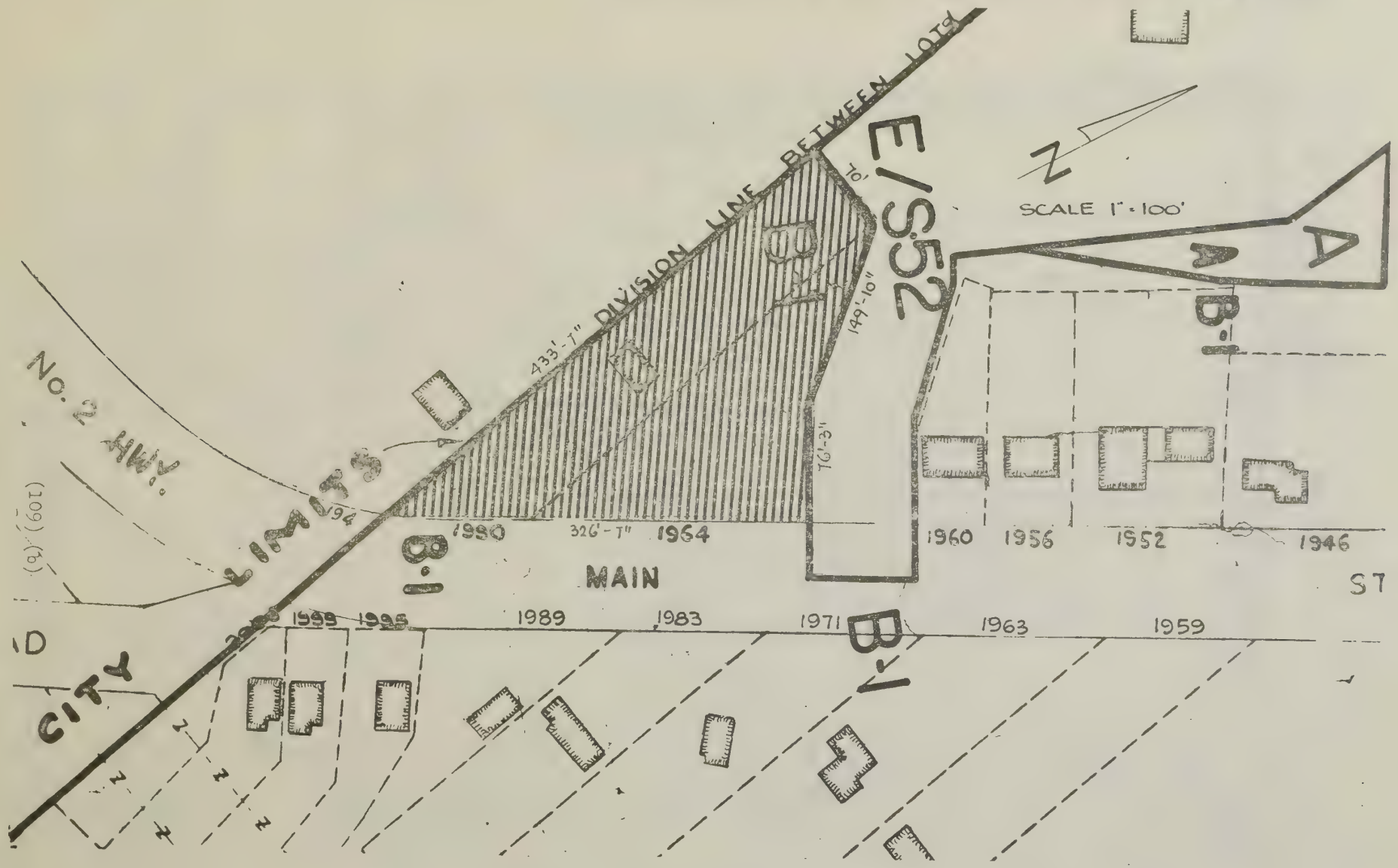
DATE : MAY 1968
PLAN No. :

for

DAIRY QUEEN FROZEN PRODUCTS (CANADA) LIMITED

(S-108) (c)

SCHEDULE "A" TO BY-LAW No. 69-245



LEGEND

LANDS ON PART OF SHEET No. W-52 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "B1" (SUBURBAN AGRICULTURE AND RESIDENTIAL ETC.) DISTRICT TO "E" (MULTIPLE DWELLINGS, LODGES, CLUBS, ETC.) DISTRICT.

SCHEDULE S-109

BY-LAW NO. 69-245

To Amend Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:-

1. Sheet No. W.52 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:-

(1) by changing from "B-1" (Suburban Agricultural and Residential etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district those lands on the west side of Main Street at the west City Limits,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "E" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) the approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B, as Schedule "S-109".

4. Sheet No. W.52 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above —"S-109".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 28th day of October, A.D. 1969.

E. A. SIMPSON,
City Clerk.

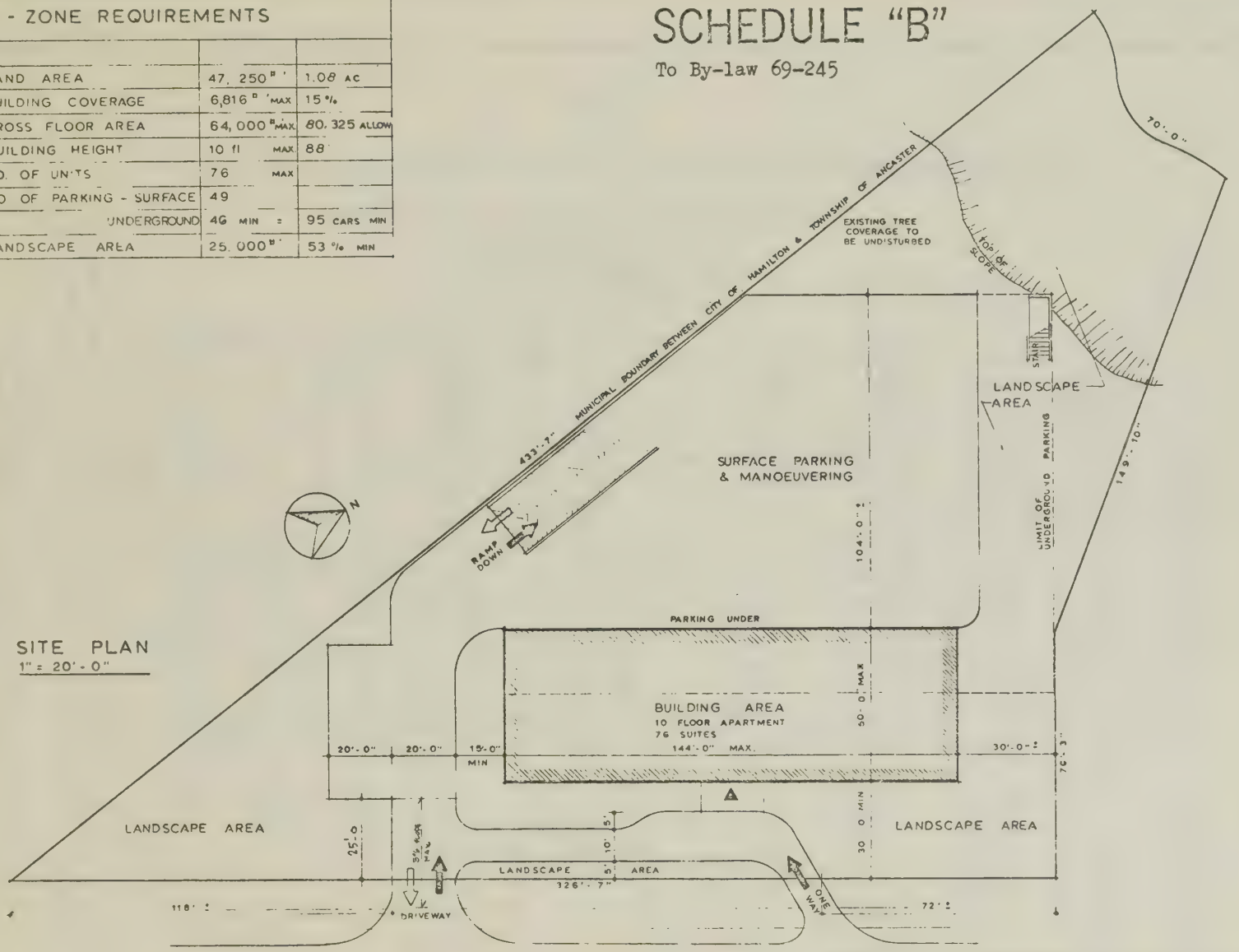
VICTOR COPPS,
Mayor.

SCHEDULE "B"

To By-law 69-245

E - ZONE REQUIREMENTS

LAND AREA	47, 250 sq ft	1.08 AC
BUILDING COVERAGE	6,816 sq ft MAX	15 %
GROSS FLOOR AREA	64, 000 sq ft MAX	80, 325 ALLOW
BUILDING HEIGHT	10 fl MAX	88'
NO. OF UNITS	76 MAX	
NO OF PARKING - SURFACE	49	
UNDERGROUND	46 MIN =	95 CARS MIN
LANDSCAPE AREA	25, 000 sq ft	53 % MIN



SITE PLAN
1" = 20'-0"

(S-109) (c)

JOHN TYMOSHUK ASSOCIATION ARCHITECTS MEMBER ONTARIO ARCHITECT

MATT TYMOSHUK ASSOCIATION ARCHITECTS MEMBER ONTARIO ARCHITECT

TYMOSHUK & TYMOSHUK architects

HAMILTON

JULY 69

SCHEDULE S-110

BY-LAW NO. 69-213

To Amend Zoning By-law 6593

The Council of The Corporation of the City of Hamilton enacts as follows:-

1. Sheets No.'s W.37, W.37a and W.43a of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "AA" (Agricultural) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district those lands comprised of Block 3 and 4 in the area on the north side of Mohawk Road between Upper Horning Road and Upper Paradise Road, and

(2) by changing from "AA" (Agricultural) district to "E-2" (Multiple Dwellings) district, those lands comprised of Block 2, Block 5, Block 8 and Block 9 in the area on both sides of Mohawk Road between Upper Horning Road and Upper Paradise Road, and

(3) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district, those lands comprised of Block 1, Block 6, and Block 10 in the area on both sides of Mohawk Road between Upper Horning Road and Upper Paradise Road.

the extent and boundaries of which Block 1, Block 2, Block 3, Block 4, Block 5, Block 6, Block 8, Block 9 and Block 10 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "E" district provisions of Zoning By-law No. 6593, the lands comprised in Block 3 and Block 4, and

(2) The "E-2" district provisions of Zoning By-law No. 6593, the lands comprised in Block 2, Block 5, Block 8 and Block 9, and

(3) The "D" district provisions of Zoning By-law No. 6593, the lands comprised in Block 1, Block 6 and Block 10,

the extent and boundaries of which are described in and on Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) approved Site Plans hereto annexed as Schedules B1, B2, B3, B4, B5, B6, B8, B9 and B10;

(b) a registered Plan of Subdivision.

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-110".

4. Sheets No.'s W.37, W.37a and W.43a of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Section 1, above--"S-110".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of September, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

PLAN

SHOWING

PART OF LOT 56 · CONCESSION 2 & PART OF THE GORE OF ANCASTER · TOWNSHIP OF ANCASTER

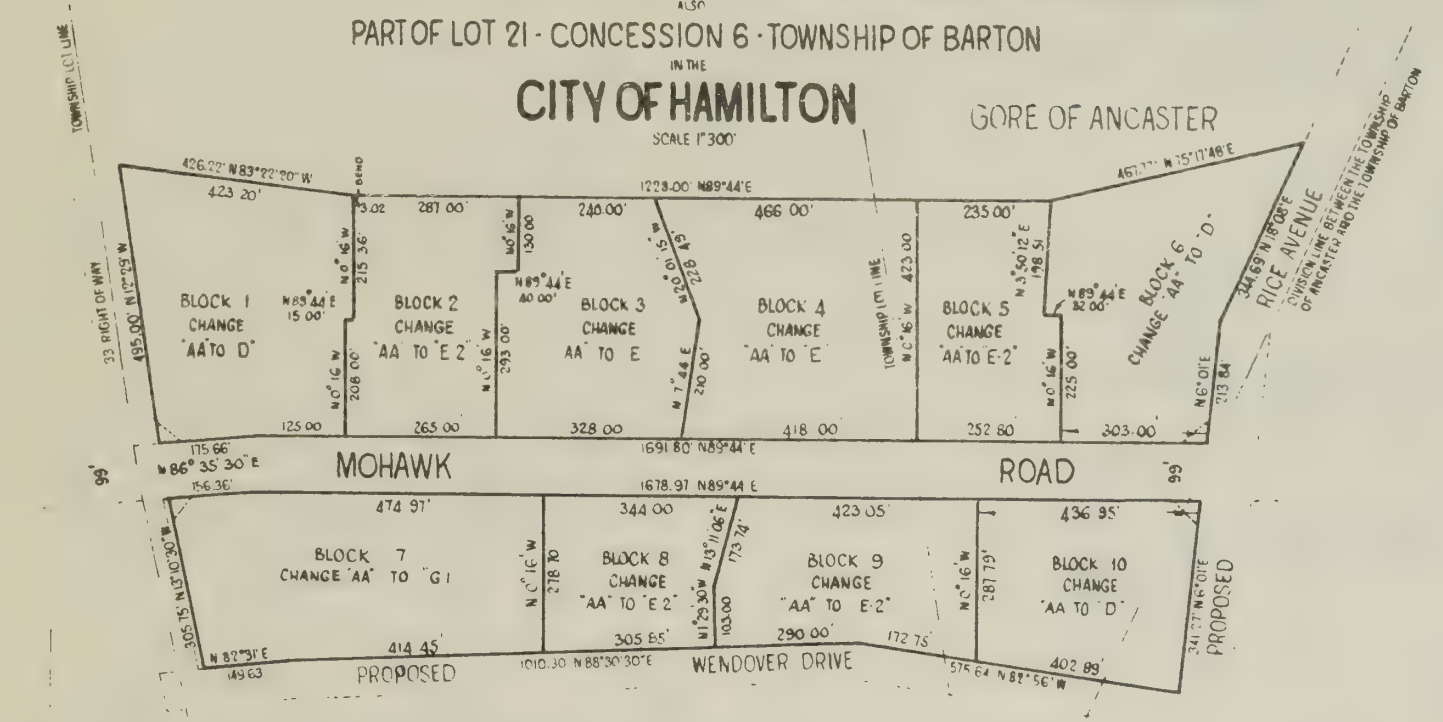
ALSO

PART OF LOT 21 · CONCESSION 6 · TOWNSHIP OF BARTON

IN THE

CITY OF HAMILTON

SCALE 1" 300'



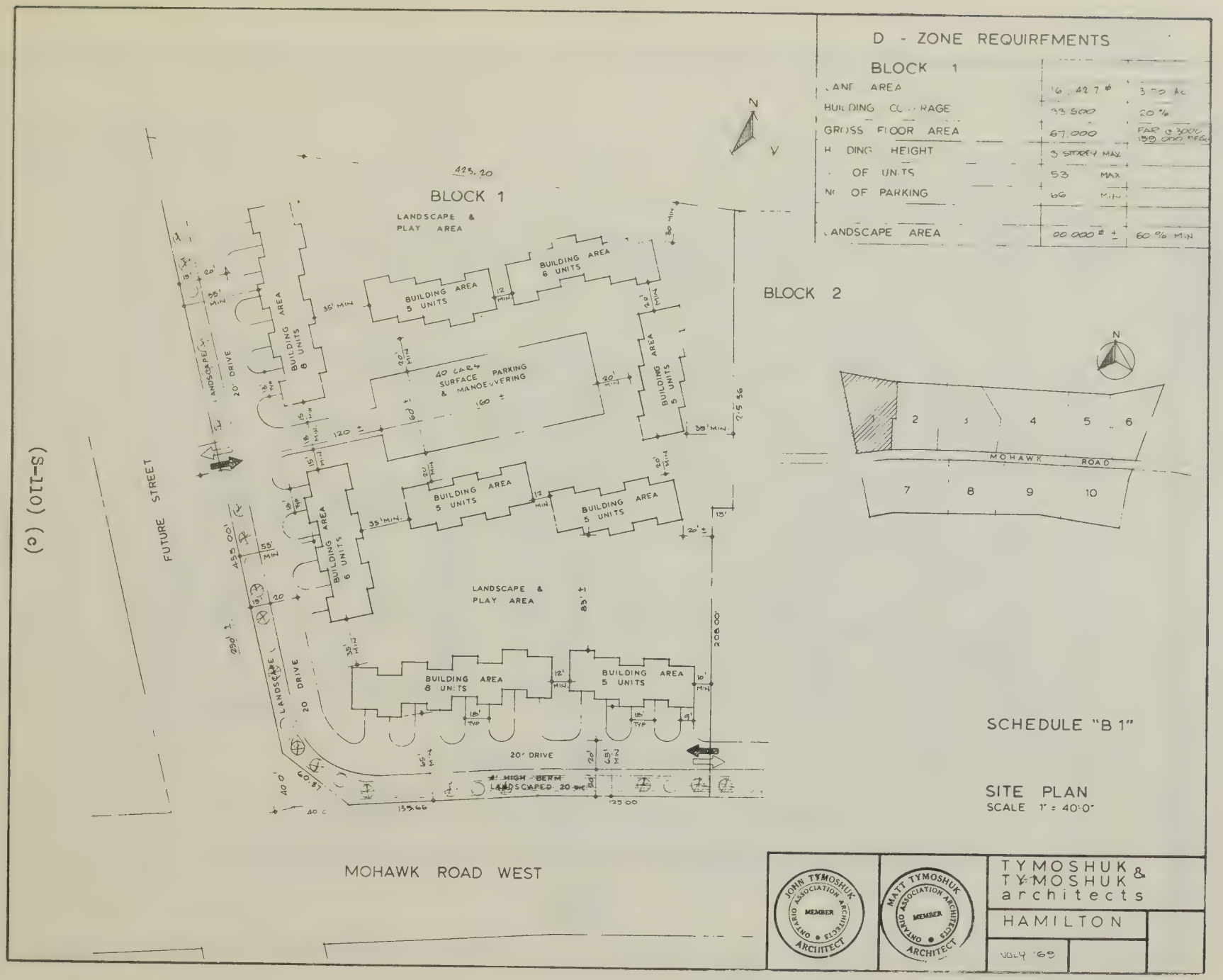
LOT 55 — LOT 56 CONCESSION 2 TOWNSHIP OF ANCASTER — LOT 2 CON 6 TWP. OF BARTON

SEPTEMBER 18, 1969

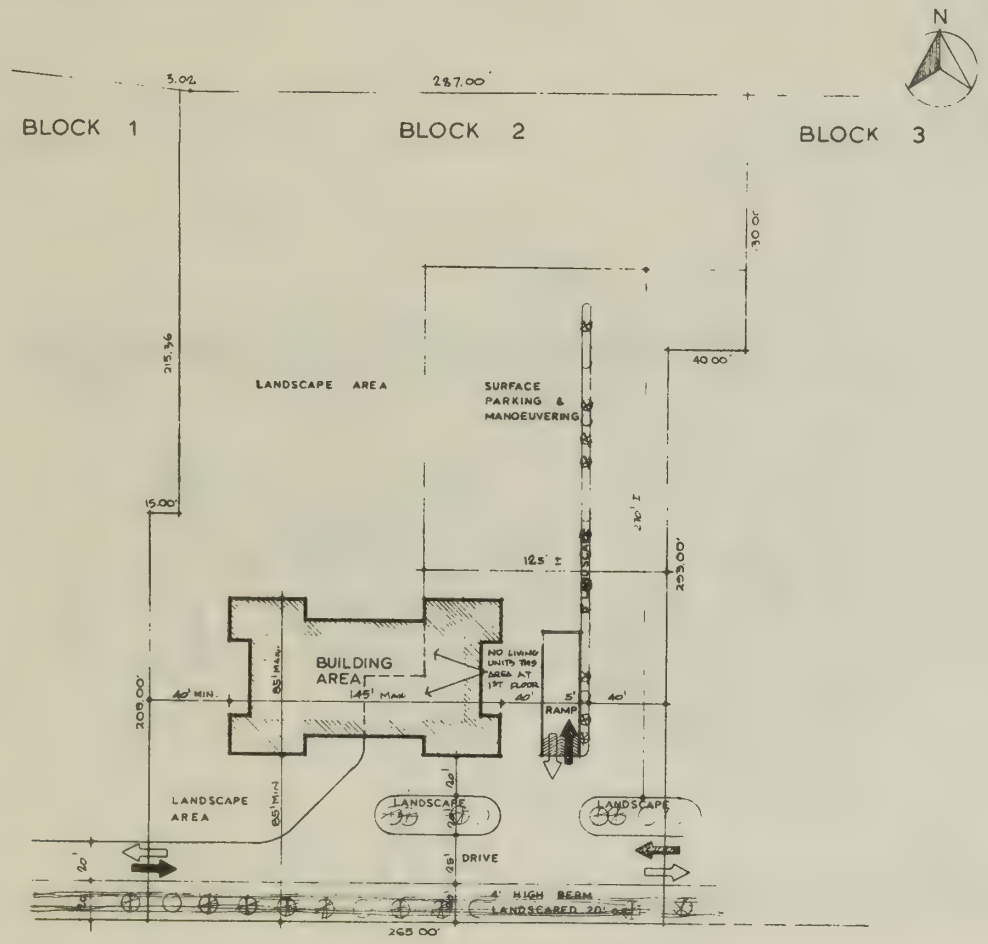
(S-110) (b)

SCHEDULE "A"

X-4045

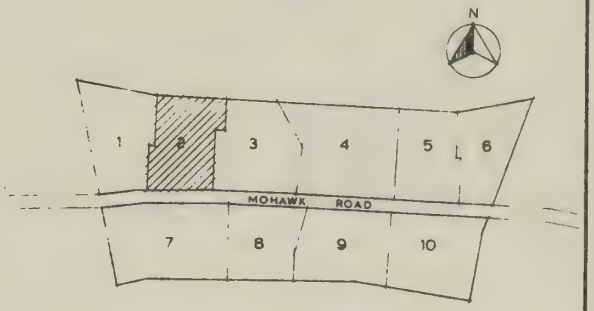

D - ZONE REQUIREMENTS
BLOCK 1
LAND AREA
BUILDING COVERAGE
GROSS FLOOR AREA
BUILDING HEIGHT
NO OF UNITS
NO OF PARKING
LANDSCAPE AREA
16,427 ft²
3.70 Ac
33,500
20 %
67,000
FAR @ 300U 150,000 REQ.
3 STOREY MAX.
53 MAX
66 MIN.
60 % MIN
BLOCK 1
LANDSCAPE & PLAY AREA
BUILDING AREA 5 UNITS
BUILDING AREA 6 UNITS
40 CARS PARKING SURFACE & MANOEUVERING
20' DRIVE
FUTURE STREET
LANDSCAPE & PLAY AREA
BUILDING AREA 8 UNITS
20' DRIVE
4' HIGH BERM LANDSCAPED
MOHAWK ROAD WEST
BLOCK 2
MOHAWK ROAD
1 2 3 4 5 6 7 8 9 10
N
SCHEDULE "B 1"
SITE PLAN
SCALE 1" = 40'-0"
JOHN TYMOSHUK ONTARIO ASSOCIATION OF ARCHITECTS MEMBER ARCHITECT
MATT TYMOSHUK ONTARIO ASSOCIATION OF ARCHITECTS MEMBER ARCHITECT
TYMOSHUK & TYMOSHUK architects
HAMILTON
JULY '69

(P) (OH-S)



MOHAWK ROAD WEST

E-2- ZONE REQUIREMENTS		
BLOCK "2"		
LAND AREA	114,071.13 ft²	2.619 ac
BUILDING COVERAGE	10,700 ft²	19% MAX
GROSS FLOOR AREA	135,700	FAR .9 135,744.6 MAX.
BUILDING HEIGHT	4 STOREY MAX	25
NO. OF UNITS	35 UNITS MAX	
NO OF PARKING - SURFACE	84	
- UNDERGROUND	85	169 MIN.
LANDSCAPE AREA	57,000 ft² ±	50 %



SCEDULE "B2"

SITE PLAN
SCALE 1"= 40'-0"

JOHN TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

MATT TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

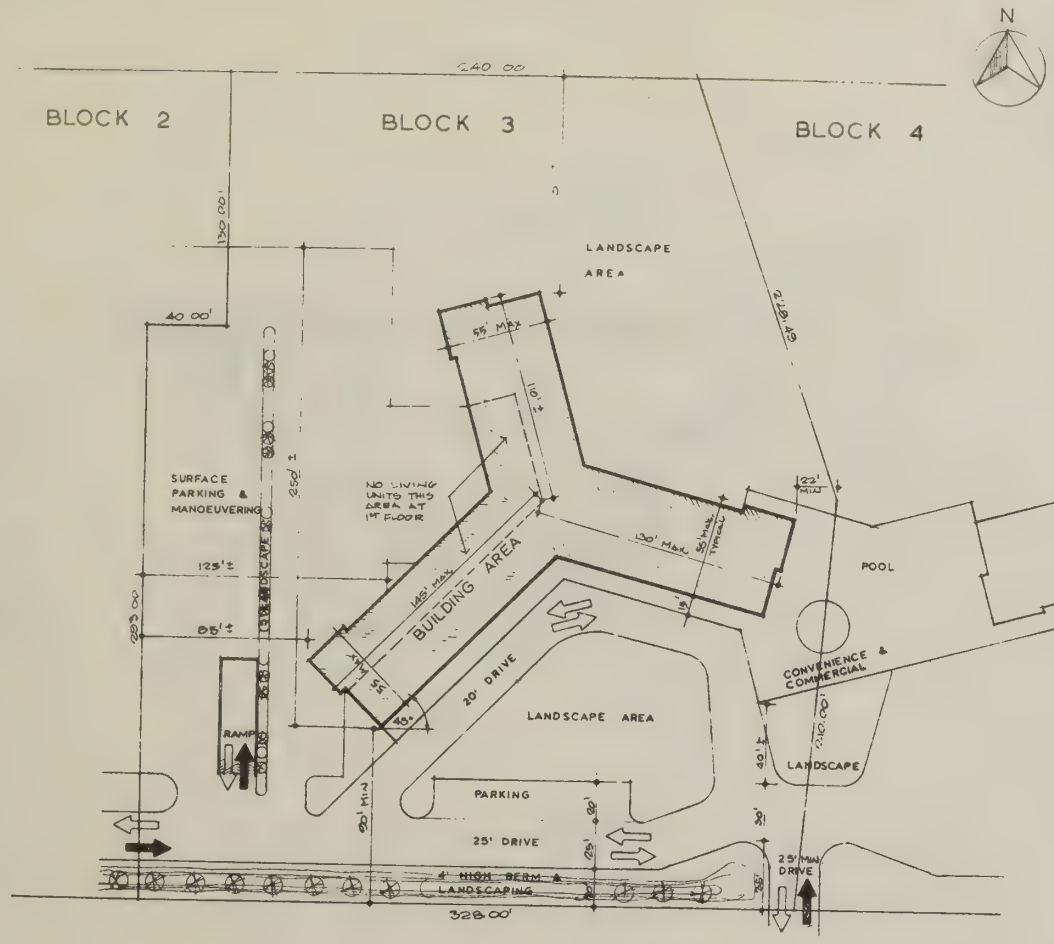
TYMOSHUK & TYMOSHUK architects

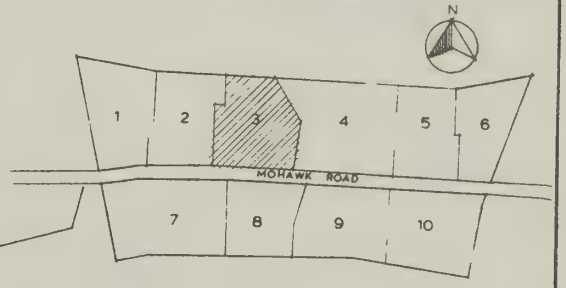
HAMILTON

JULY 09

(S-110) (e)

E - ZONE REQUIREMENTS		
BLOCK "3"		
LAND AREA	± 566.11 m²	3 ± Ac
BUILDING COVERAGE	20,000 ft²	35% MAX
GROSS FLOOR AREA	228,000 ft²	FAR .7 / 228,765 MAX
BUILDING HEIGHT	10 STOREY MAX	90'
NO. OF UNITS	170 UNITS MAX	
NO. OF PARKING - SURFACE	106	
- UNDERGROUND	106 MIN	2:2 MIN
LANDSCAPE AREA	69,000 ±	30% MIN





SCHEDULE "B3"

SITE PLAN
1" = 40'-0"

JOHN TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

MATT TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

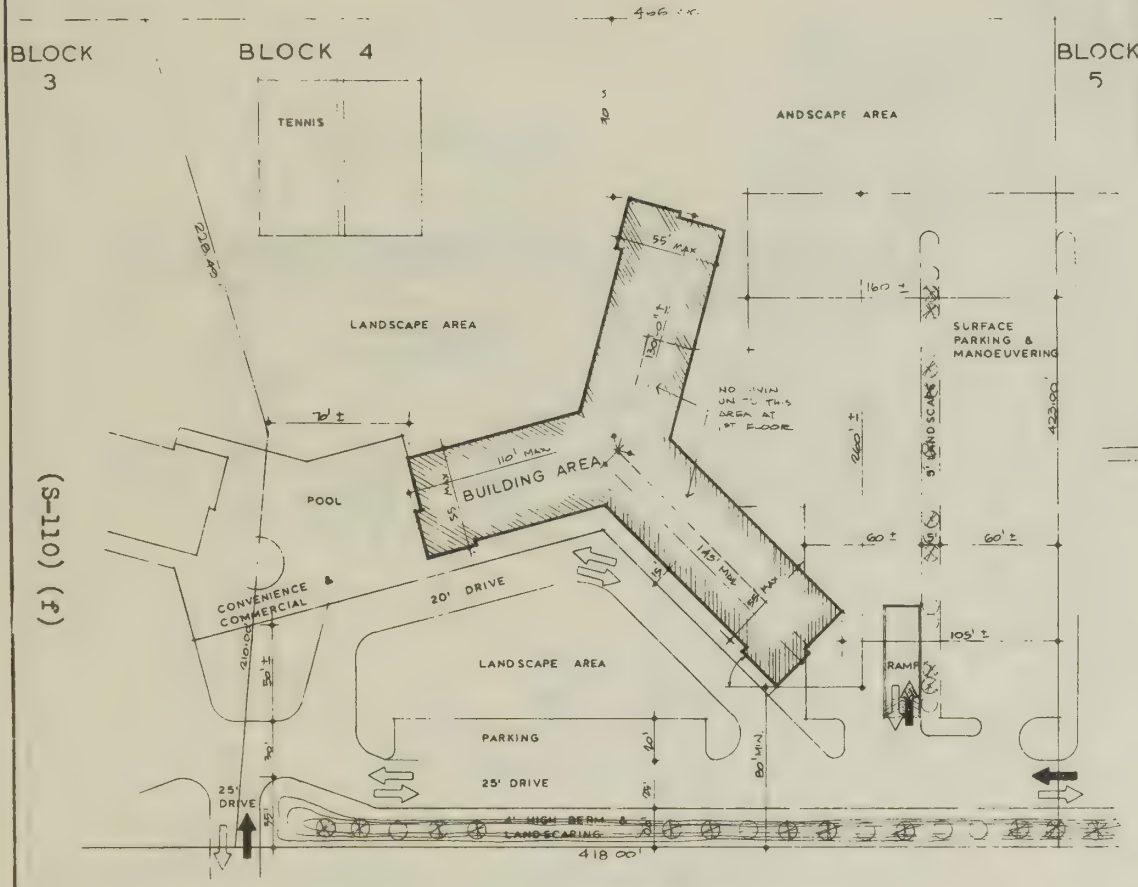
TYMOSHUK & TYMOSHUK architects

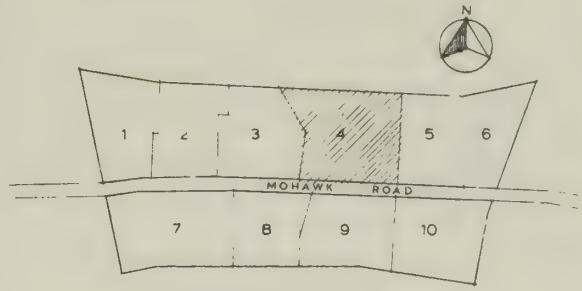
HAMILTON

JULY '69

E - ZONE REQUIREMENTS

BLOCK "4"		
LAND AREA	.75, 198 S.F.	1.0 Ac.
BUILDING COVERAGE	40 000	40% MAX.
GROSS FLOOR AREA	298,000	298,851 MAX.
BUILDING HEIGHT	14 STOREY MAX.	25
NO OF UNITS	240 UNITS MAX.	
NO. OF PARKING - SURFACE	145 SPACES	
- UNDERGROUND	155 M.	300 M.
LANDSCAPE AREA	95, S.F.	30%





SCHEDULE "B4"

MOHAWK ROAD WEST

SITE PLAN
1" - 40'-0"

JOHN TYMOSHUK ASSOCIATION OF ARCHITECTS ONTARIO MEMBER ARCHITECT

MATT TYMOSHUK ASSOCIATION OF ARCHITECTS ONTARIO MEMBER ARCHITECT

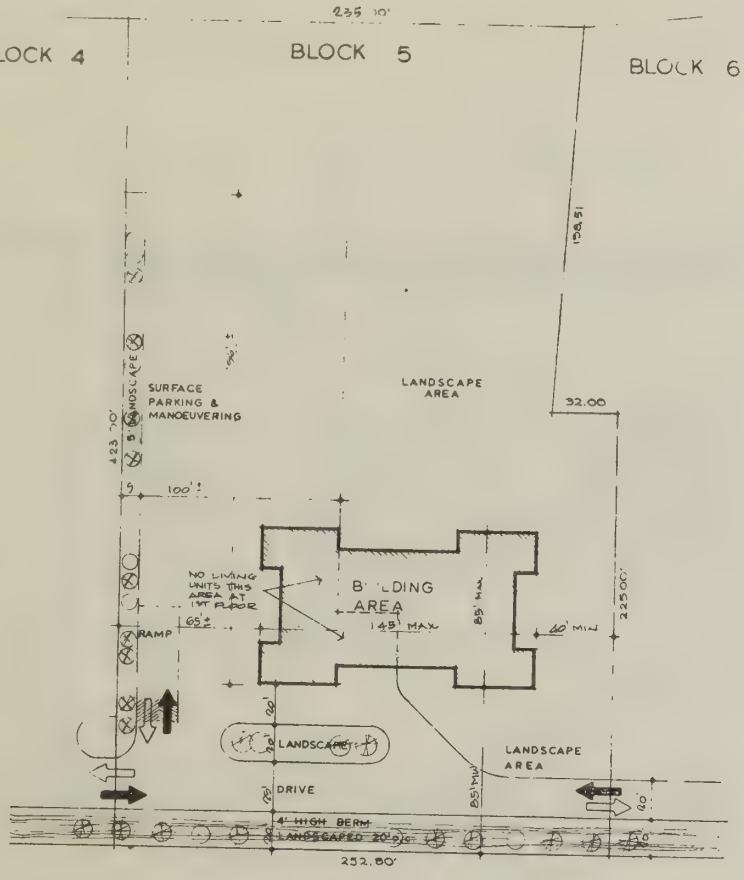
TYMOSHUK & TYMOSHUK architects

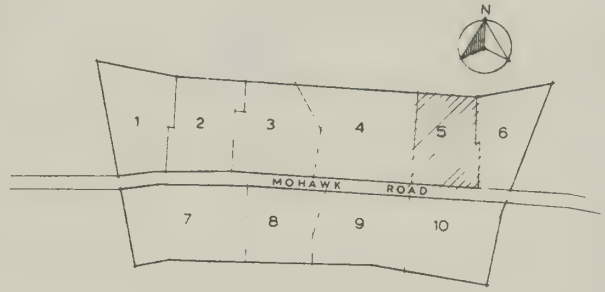
HAMILTON

JULY /GB

E 2 - ZONE REQUIREMENTS

BLOCK "5"		
LAND AREA	102,005.1 m²	2.342 Ac
BUILDING COVERAGE	10,000 m²	15% MAX
GROSS FLOOR AREA	21,000	FAR 1.19 / 121,386. MAX
BUILDING HEIGHT	10 STOREY MAX	90'
NO OF UNITS	93 UNITS MAX.	
NO OF PARKING - SURFACE	58	
- UNDERGROUND	60	119 MIN.
LANDSCAPE AREA	53,700 ± m²	30 % MIN





SCHEDULE "B5"

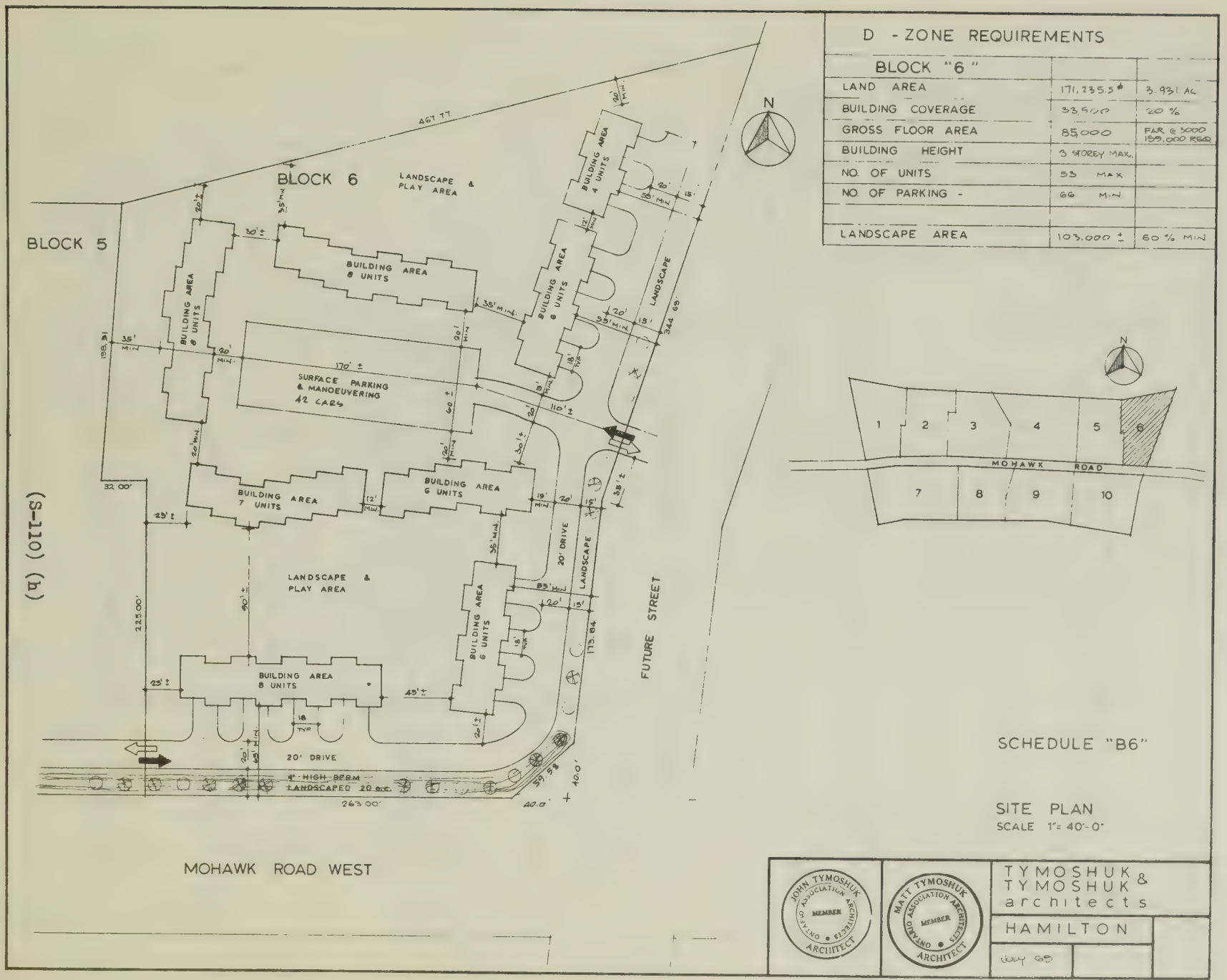
SITE PLAN
SCALE: 1"= 40'-0"

JOHN TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

MATT TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

TYMOSHUK & TYMOSHUK architects

HAMILTON



D - ZONE REQUIREMENTS

BLOCK "6"		
LAND AREA	171,235.5 ft²	3.931 AC
BUILDING COVERAGE	33,900	20 %
GROSS FLOOR AREA	85,000	FAR @ 3000 159,000 REQ
BUILDING HEIGHT	3 STOREY MAX.	
NO. OF UNITS	53 MAX	
NO. OF PARKING -	66 MIN	
LANDSCAPE AREA	103,000 ±	60 % MIN

SCHEDULE "B6"

SITE PLAN
SCALE 1"= 40'-0"

JOHN TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

MATT TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

TYMOSHUK & TYMOSHUK architects

HAMILTON

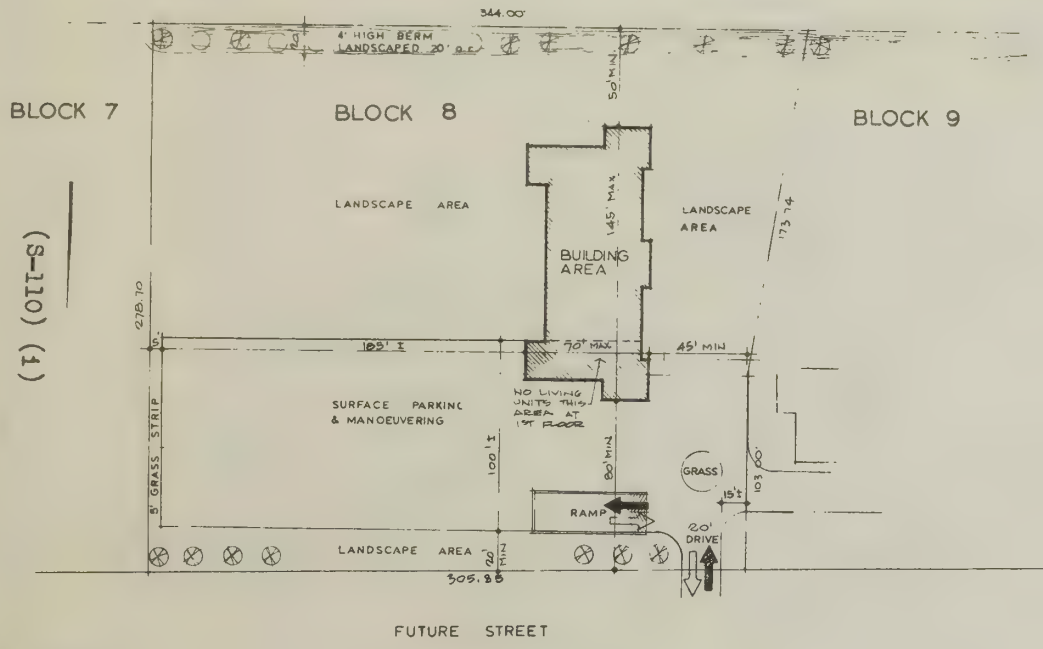
JULY 69

E-2 - ZONE REQUIREMENTS

BLOCK "8"		
LAND AREA	87,089.5 sq	1.9994c
BUILDING COVERAGE	40%	45% MAX
GROSS FLOOR AREA	103,600	FAR. 1.19 103,636 MAX
BUILDING HEIGHT	14 STOREY MAX	125'
NO OF UNITS	106 UNITS MAX	
NO OF PARKING - SURFACE	67 CARS	
- UNDERGROUND	66 CARS MIN.	133 CARS MIN
LANDSCAPE AREA	50,000 sq ±	50% MIN

N

MOHAWK ROAD WEST



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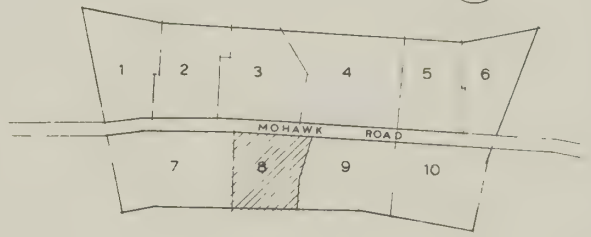


SCHEDULE "B8"

SITE PLAN
SCALE 1"= 40'-0"

JOHN TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

MATT TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

TYMOSHUK & TYMOSHUK architects

HAMILTON

JULY 69

SCHEDULE S-111

BY-LAW NO. 70-31

To Amend Zoning By-law No. 6593

WHEREAS By-law No. 68-233, passed on the 30th day of July, A.D. 1968, did rezone the lands therein described in Schedule "A" thereto from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) District;

AND WHEREAS the said By-law No. 68-233 did in Section 2 make the lands in the said Schedule "A" subject to an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton;

AND WHEREAS the said By-law No. 68-233 was approved by The Ontario Municipal Board by Order made on the 1st day of May, 1969;

AND WHEREAS it is expedient to enlarge the area of the land in the said Schedule "A" by adding thereto a parcel of land rezoned herein, abutting the lands described in the said Schedule "A" in order to provide for 20 unit town house development upon the whole of the lands including the abutting lands rezoned herein;

AND WHEREAS it is expedient to regulate the whole of the lands including the abutting lands rezoned herein by an approved Site Plan.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.9B of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended as follows:-

(1) by changing from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to "D" (Urban Protected Residential - One and Two Family Dwellings etc.) District, those lands comprised of Block 1 on the south side of Limeridge Road in the area west of West 5th Street,

the extent and boundaries of which Block 1 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "D" District provisions of Zoning By-law No. 6593, the lands comprised in Block 1 and Block 2, the extent and boundaries of which are described in and on Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) a town house development not exceeding 20 units;

(b) the approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-111".

4. Sheet No. W.9b of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above- "S-111".

5. Sections 3 and 4 of By-law No. 68-233 are repealed.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

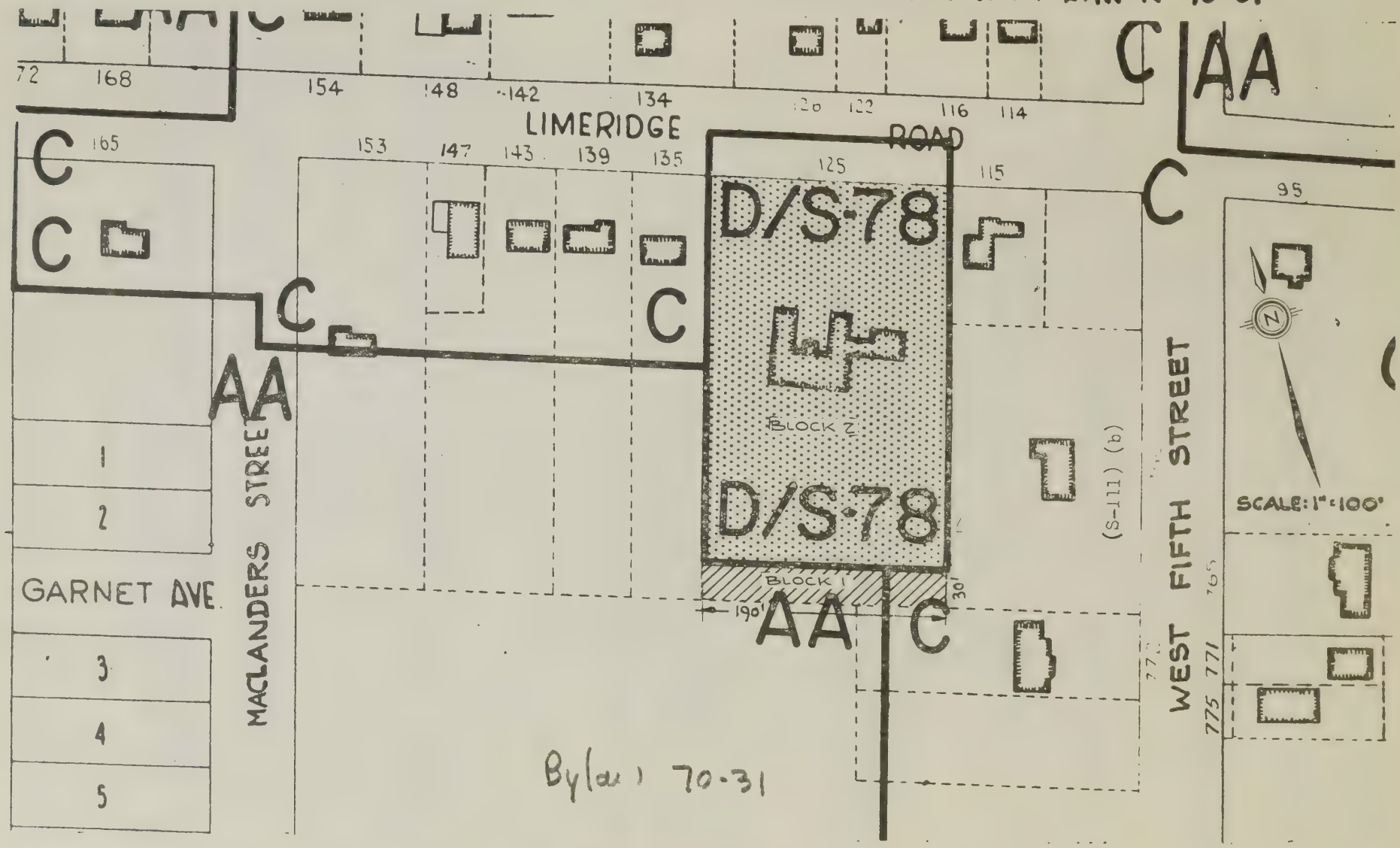
7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 27th day of January, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE A TO BY-LAW N° 70-31



LEGEND

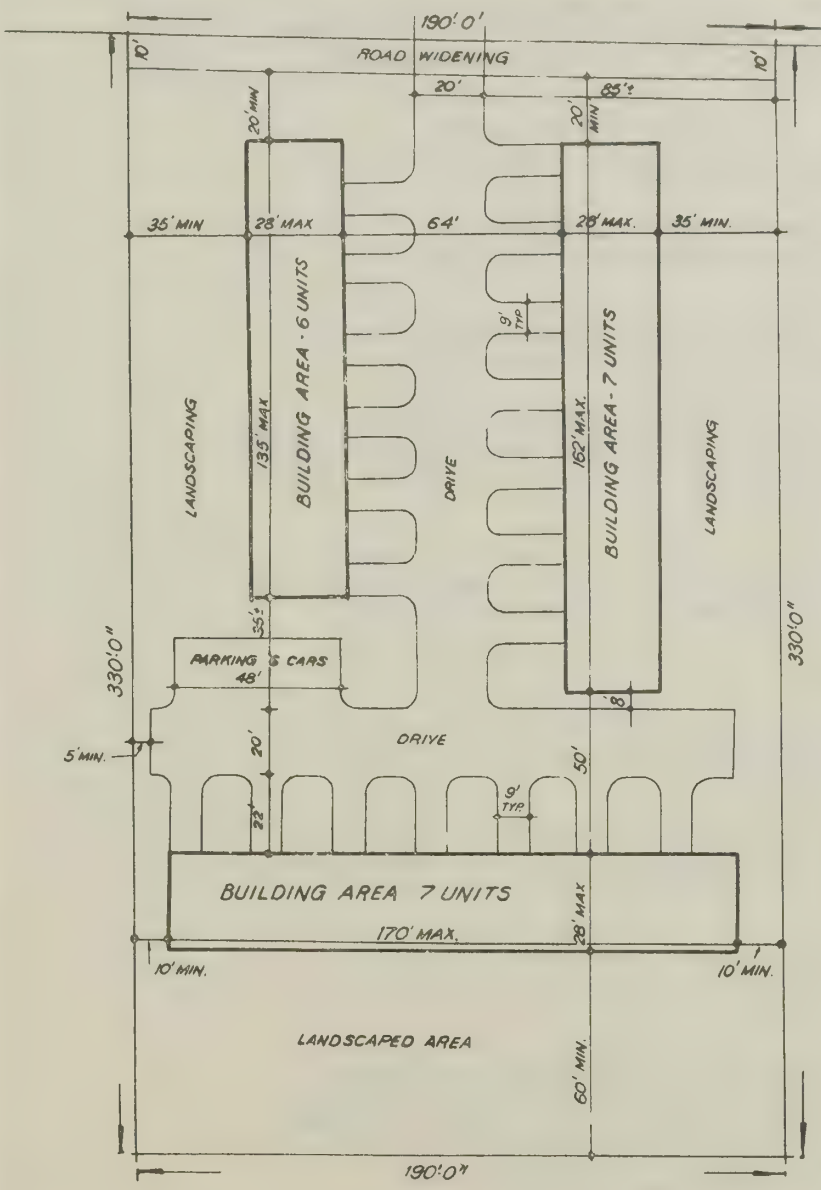
BLOCK 1 — LANDS ON PART OF SHEET N°: W9B OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "AA" (AGRICULTURAL) DISTRICT AND "C" (URBAN PROTECTED RESIDENTIAL, ETC.) DISTRICT TO "D" (URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLINGS, ETC.) DISTRICT.

BLOCK 1 / BLOCK 2 — LANDS TO BE REGULATED BY THE SITE PLAN ATTACHED TO BY-LAW N°: 70-31

SCHEDULE "B"

by-law 70-31

LIMERIDGE ROAD (ROAD ALLOWANCE BETWEEN CONCESSIONS 6 & 7)



PLAN
SHOWING:
PART OF LOT 16, CON. 7
IN THE
TOWNSHIP OF BARTON
NOW IN THE
CITY OF HAMILTON
SCALE 1" = 50'

N

DETAILS OF DEVELOPMENT

LAND AREA (INCL. WIDENING) - 62,657 SQ FT (1.438 ACRES)
BUILDING COVERAGE (MAX.) 13,076 SQ. FT. (20.8 % OF LOT AREA)
GROSS FLOOR AREA (MAX.) 26,152 SQ. FT. (F.A.R 0.42)
BUILDING HEIGHT (MAX) 2 STOREYS
NUMBER OF DWELLING UNITS (MAX.) 20
NUMBER OF PARKING SPACES (MIN.) 26
LANDSCAPED AREA 34,986 SQ. FT. (MIN)

A.J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONT

(S-111) (c)

SCHEDULE S-112

BY-LAW NO. 69-162

To Amend The Zoning By-law No. 6593.

WHEREAS By-law No. 68-390, passed on the 17th day of December A. D. 1968 did rezone the lands therein described in Schedule "A" thereto from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings) district;

AND WHEREAS the said By-law No. 68-390 did in Section 2 thereto make the lands in the said Schedule "A" subject to an approved Site Plan appended thereto as Schedule "B";

AND WHEREAS the said By-law No. 68-390 was approved by the Ontario Municipal Board by order made on the 28th day of May, 1969;

AND WHEREAS the said Site Plan did regulate the lands in the said Schedule "A" by providing for town house development.

AND WHEREAS it is expedient to enlarge the area of the lands in the said Schedule "A" by adding thereto a parcel of land rezoned herein, abutting the lands described in the said Schedule "A" in order to provide for a 48 unit apartment development upon the whole of the lands including the lands rezoned herein;

AND WHEREAS it is expedient to replace the approved Site Plan appended to the said By-law No. 68-390 by a Site Plan regulating the whole of the lands including the abutting land to be rezoned herein.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.9b of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings) district, those lands comprised of Block 1 on the south side of Limeridge Road in the area west of West 5th Street.

the extent and boundaries of which Block 1 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

the "DE" district provisions of Zoning By-law No. 6593, the lands comprised in Block 1 and Block 2, the extent and boundaries of which are described in Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erect, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) an apartment development not exceeding 48 units;

(b) the approved Site Plan hereto annexed as Schedule "B"

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-112".

4. Sheet No. W.9b of the District Maps, appended to and forming part of the Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Section 1, above--"S-112".

5. Sections 2, 3 and 4 of By-law No. 68-390 are repealed.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

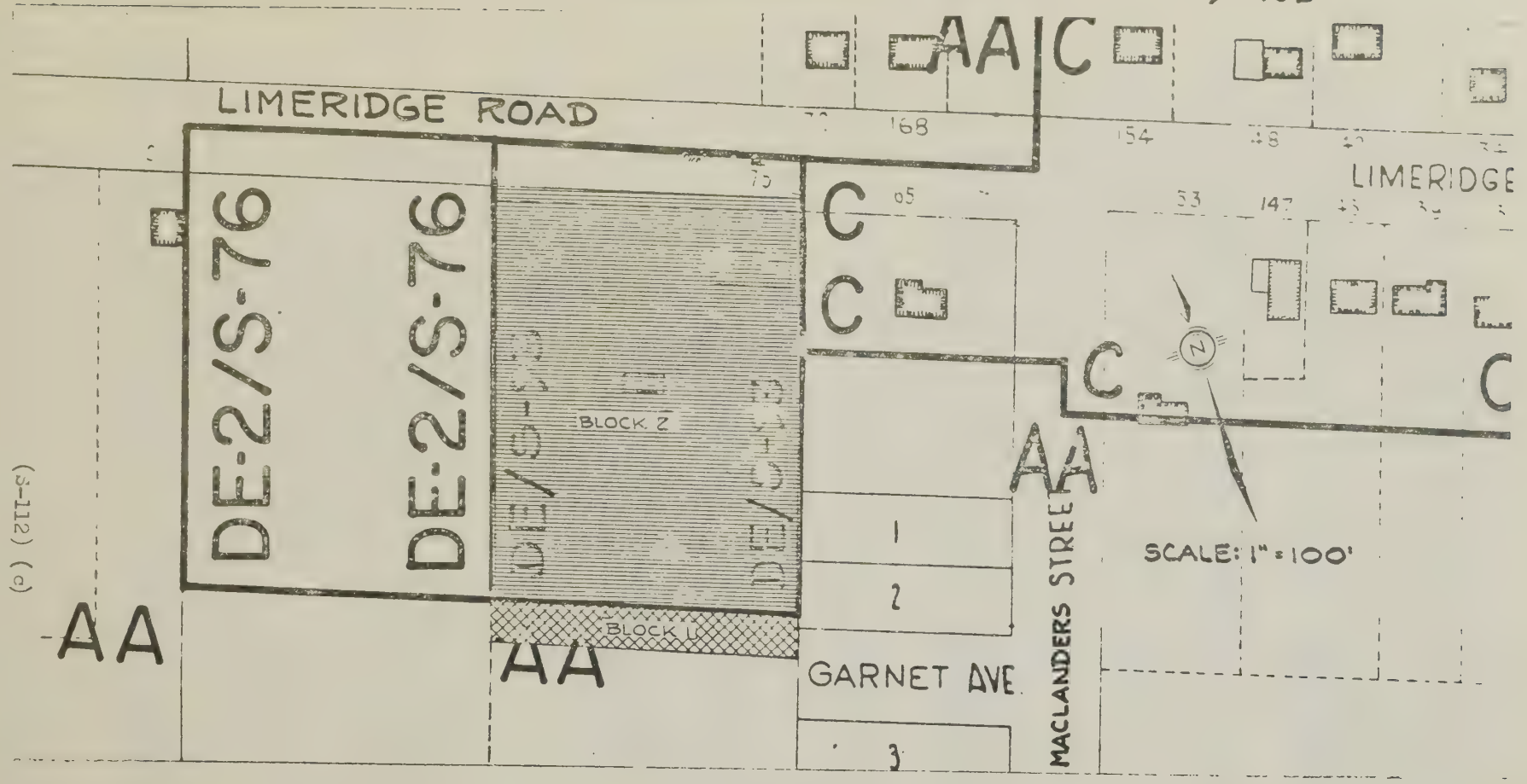
7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 29th day of July, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW No: 69-162

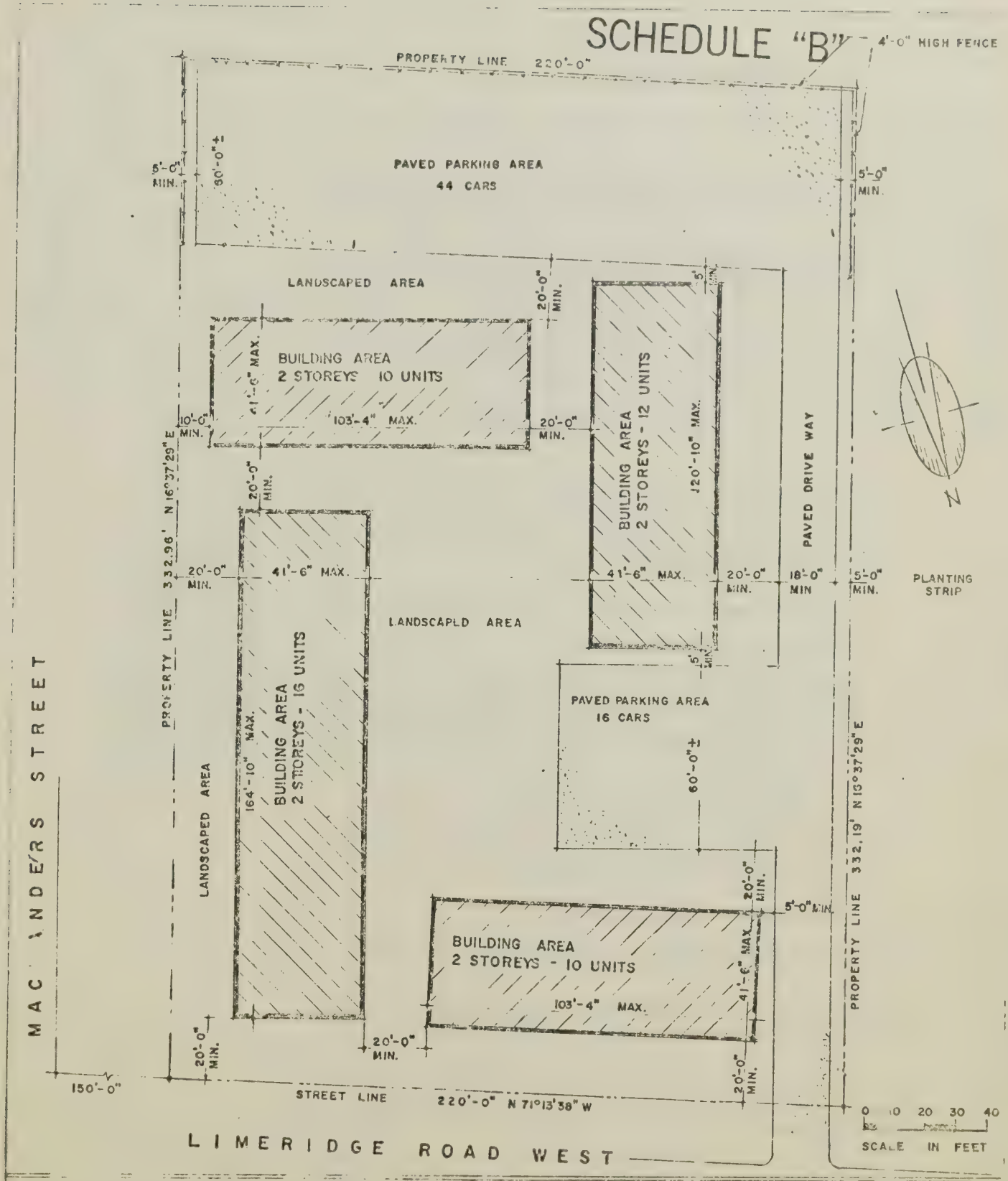


LEGEND

BLOCK 1 — Lands on part of Sheet No. W-9b of the Zoning District Maps to be re-zoned from "AA" (Agricultural) District to "DE" (Low Density Multiple Dwellings) District.

BLOCK 1 / BLOCK 2 — Lands to be regulated by the Site Plan attached to By-law No. 69-162

SCHEDULE "B"



TOTAL LOT	AREA =	73040	SQ.FT	
BUILDING	" =	21044	"	MAX.
LANDSCAPING	" =	30160	"	MIN.
PARKING	=	60	CARS	MIN.
TOTAL FLOOR	AREA =	43,000	SQ.FT	MAX
TOTAL UNITS	=	48		=
Nº OF FLOORS	=	2		=
BUILDING HEIGHT	=	10	FT.	=

(S-112)(d)

175 LIMERIDGE ROAD -WEST-
MAPLE PARK DEVELOPMENT LTD
HAMILTON ONTARIO
MAY 24/69
JOB
G. L. SCHNEIDER, P. ENG. 6809

SCHEDULE S-113

BY-LAW NO. 69-230

To Amend Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W. 27B of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:—

(1) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential—One and Two Family Dwellings, etc.) district, those lands comprised in Block 1 in the area west of Garth Street and south of Limeridge Road, and

(2) by changing from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district those lands comprised in Block 2 in the area west of Garth Street and south of Limeridge Road.

the extent and boundaries of which Block 1 and Block 2 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "D" district provisions of Zoning By-law No. 6593, the lands comprised in Block 1 of Schedule "A" shall be subject to the requirement that no buildings or structures or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:—

(a) a development of the lands excluding row dwellings, and

(b) a registered Plan of Subdivision

(2) the "DE-2" district provision of Zoning By-law No. 6593, the lands comprised in Block 2 of Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:—

(a) a density of development not exceeding one dwelling unit per 1,600 square feet of lot area, and

(b) an approved Site Plan as shall be defined and adopted by such further and other by-laws as may be enacted by the Corporation of the City of Hamilton;

(c) a registered Plan of Subdivision

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to section 19B as Schedule "S-113".

4. Sheet No. W.27b of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in section 1 above, "S-113".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

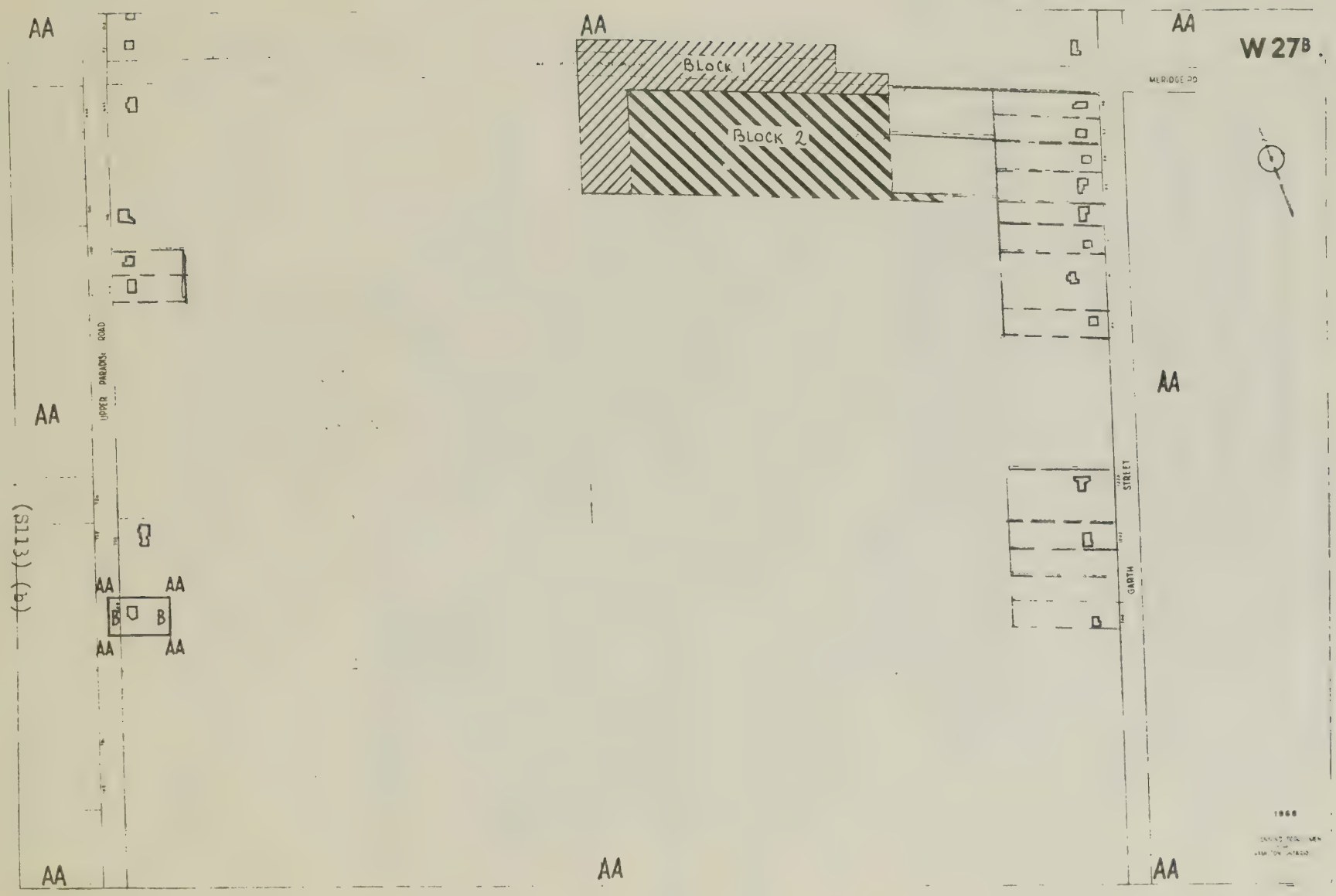
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 14th day of October, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

BY-LAW Nº 69-230



LEGEND

LANDS ON SHEET Nº W-27 B OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "AA" (AGRICULTURAL) DISTRICT TO :

BLOCK 1 — "D" (URBAN PROTECTED RESIDENTIAL ONE AND TWO FAMILY DWELLINGS, ETC.) DISTRICT.

BLOCK 2 — "DE-2" (MULTIPLE DWELLINGS) DISTRICT.

SCHEDULE S-114

BY-LAW NO. 70-32

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W. 27a of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:-

(1) by changing from "C" (Urban Protected Residential, etc.) District to "DE" (Low Density Multiple Dwellings, etc.) District, those lands on the west side of Garth Street in the area north of Limeridge Road,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "DE" District provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton.

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule - "S-114".

4. Sheet No. W. 27a of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above- S-114.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 27th day of January, A.D. 1970.

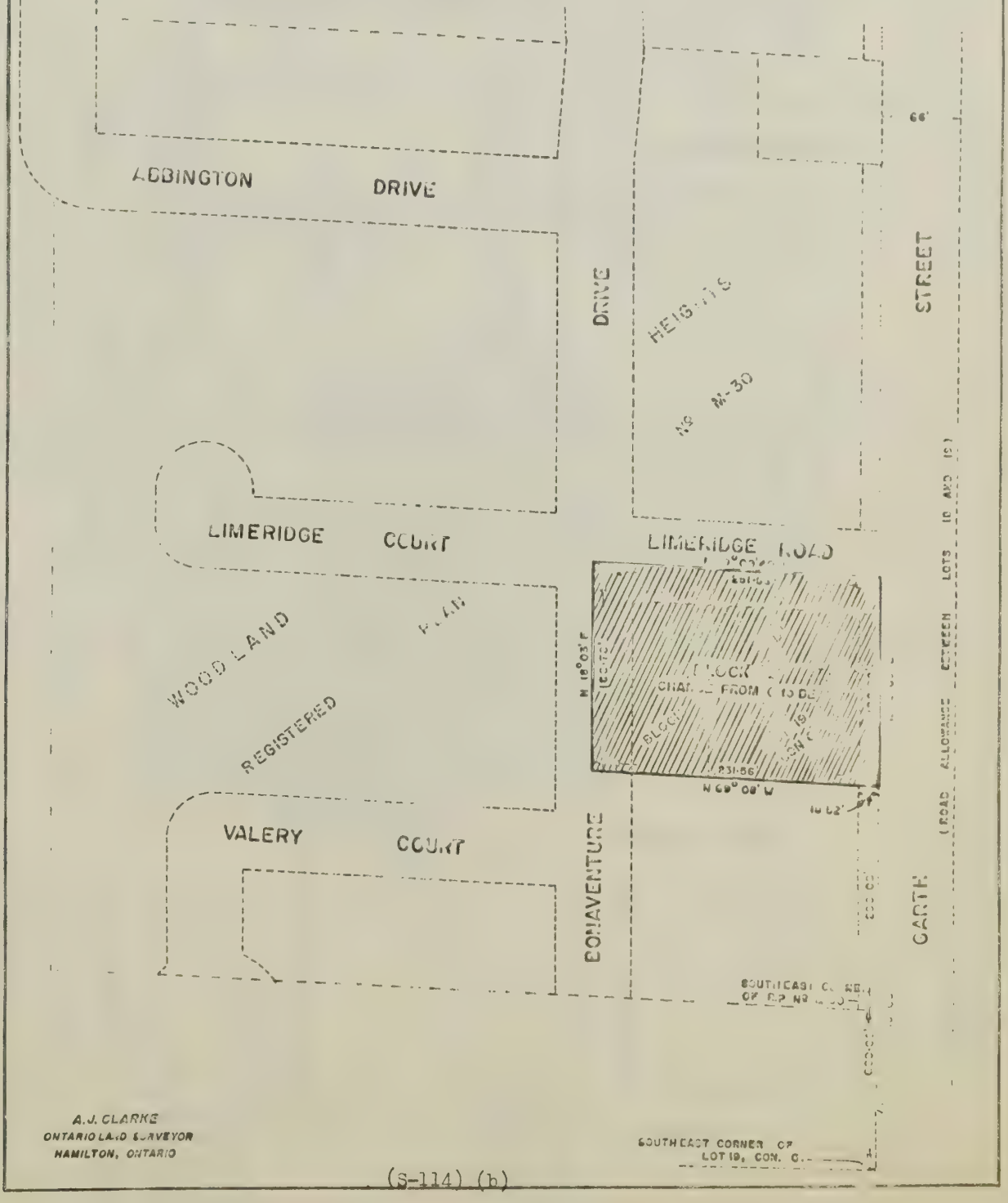
E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

By-law 70-32

SCHEDULE "A"

PLAN
SHOWING
BLOCK 'B' - WOODLAND HEIGHTS
REG'D PLAN NO M-30
AND
PART OF LOT 10 - CONCESSION 6
TOWNSHIP OF BARTON
NOW ALL IN THE
CITY of HAMILTON



A.J. CLARKE
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

SOUTH EAST CORNER OF
LOT 10, CON. 6

(S-114) (b)

SCHEDULE S-117

BY-LAW NO. 69-192

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:-

1. Sheet No. W.9b of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of March, A.D. 1950 is hereby amended as follows:-

(1) by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential--One and Two Family Dwellings, etc.) district, those lands located on the south side of Limeridge Road and in the area west of West 5th Street,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. notwithstanding

(1) the "D" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) an approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19b as "S-117".

4. Sheet No. W.9b of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above "S-117".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

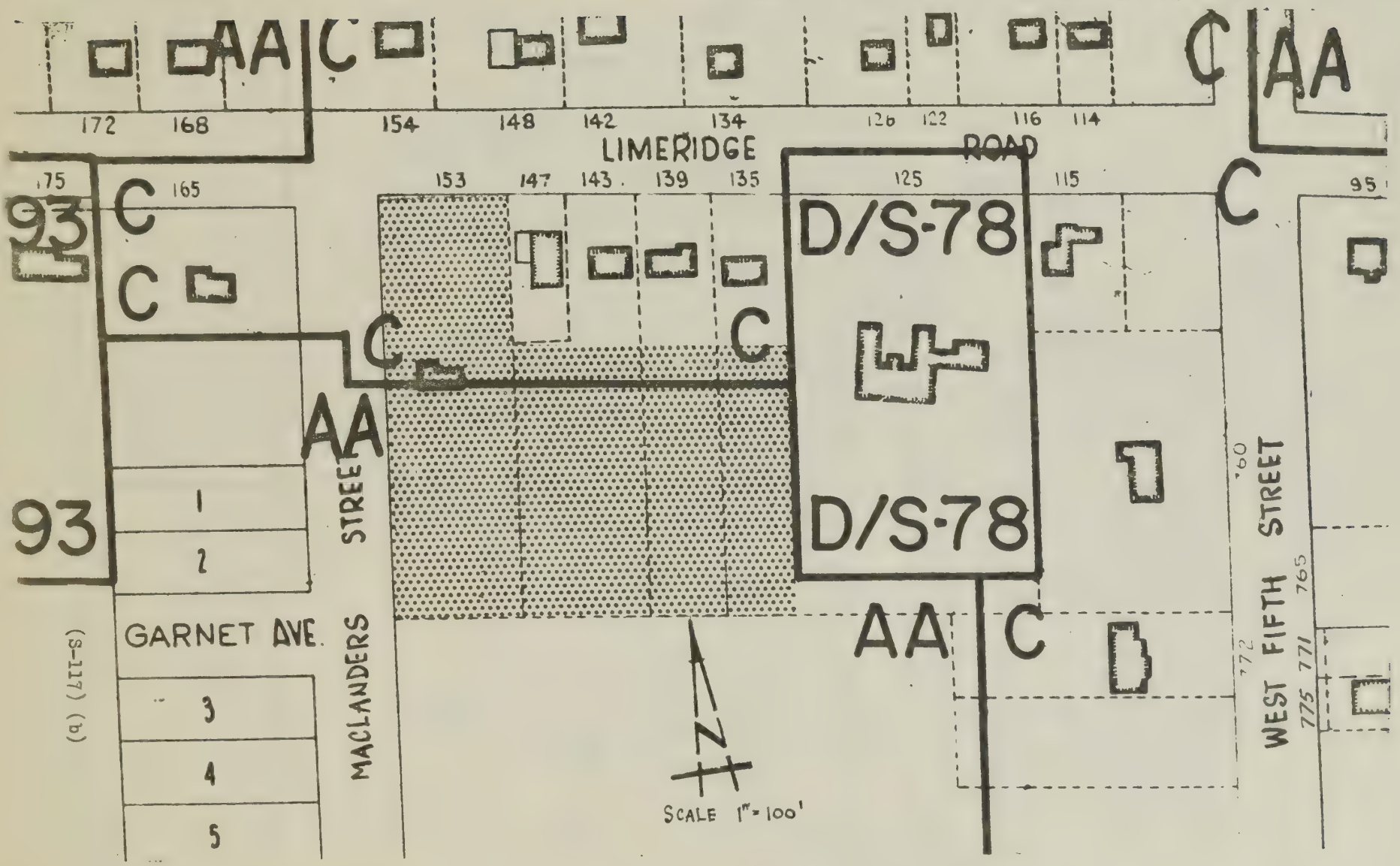
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 9th day of September, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

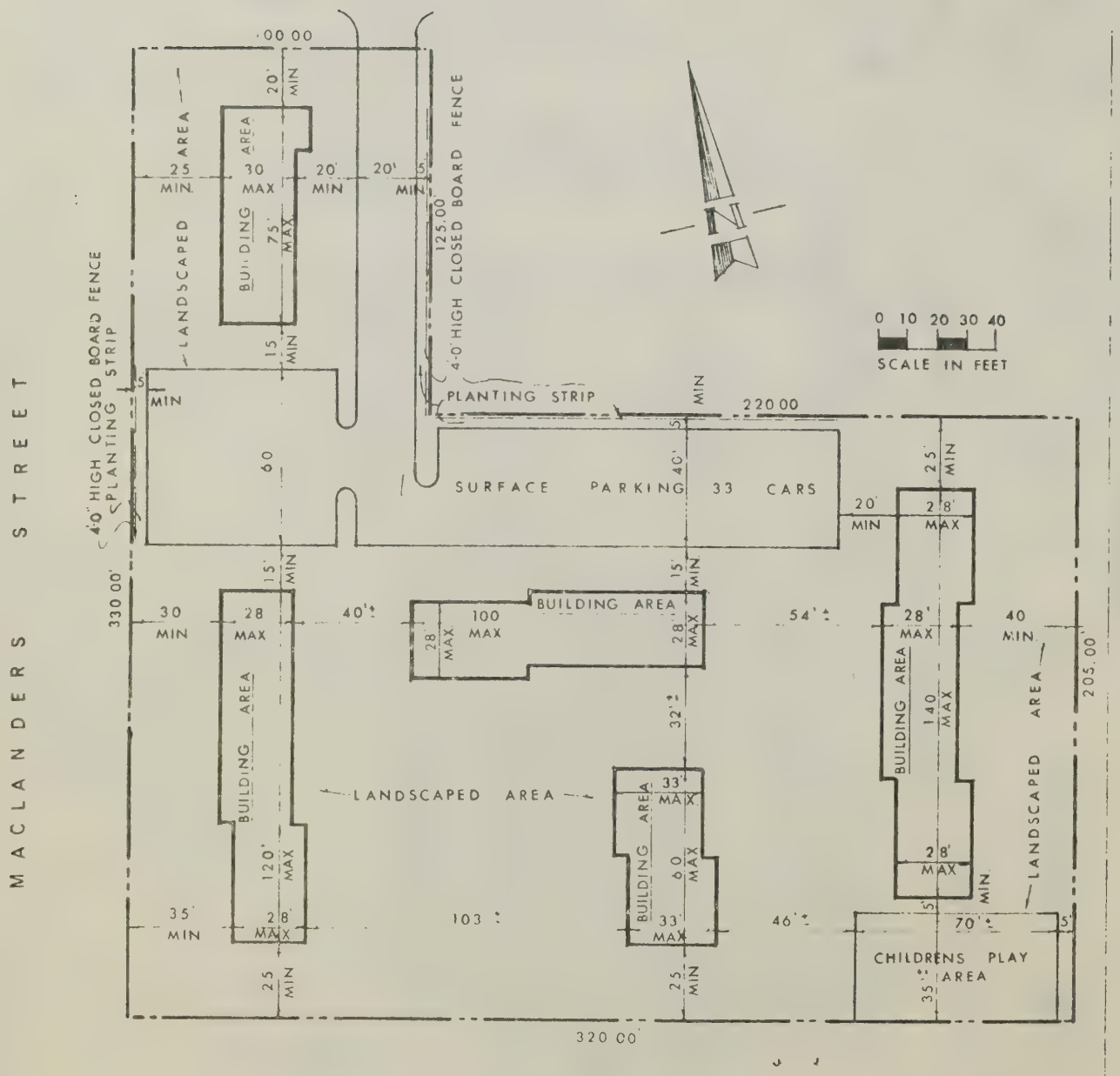
SCHEDULE "A" TO BY-LAW Nº 69-192



LEGEND.

LANDS ON PART OF SHEET Nº W-9B OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "AA" (AGRICULTURAL) DISTRICT AND "C" (URBAN PROTECTED RESIDENTIAL, ETC.) DISTRICT TO "D" (URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLINGS, ETC.) DISTRICT.

SCHEDULE "B"



BUILDING DATA			
TOTAL LOT AREA	78100	SQ. FT	
BUILDING AREA	14341	SQ FT.	MAX
LANDSCAPED AREA	50,719	SQ FT	MIN
PARKING	33	CARS	MIN
TOTAL UNITS	26		MAX
Nº OF FLOORS	2		MAX.
BUILDING HEIGHT	20 FT		MAX

A PROPOSED 26 UNIT TOWNHOUSING

for MR L. STEINNAGEL

HAMILTON - ONTARIO

munro-ploen & associates ltd.
hamilton ontario
aug./69

(S-117) (c)

SCHEDULE S-119

BY-LAW NO. 70-43

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Notwithstanding

(1) the "DE" (Low Density Multiple Dwellings) District provisions of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, those lands located in the area south of Scenic Drive at the west limits of the City of Hamilton and shown on Sheet No. W.43 and Sheet No. W. 43a of the District Maps appended to and forming part of the said Zoning By-law No. 6593,

the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A-1" and "A-2",

(a) shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(i) the approved Site Plan hereto annexed as Schedule "B".

2. Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule 'S-119'.

3. Sheet No. W.43 and Sheet No. W.43a of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is further amended by marking the lands referred to in Section 1, above - 'S-119'.

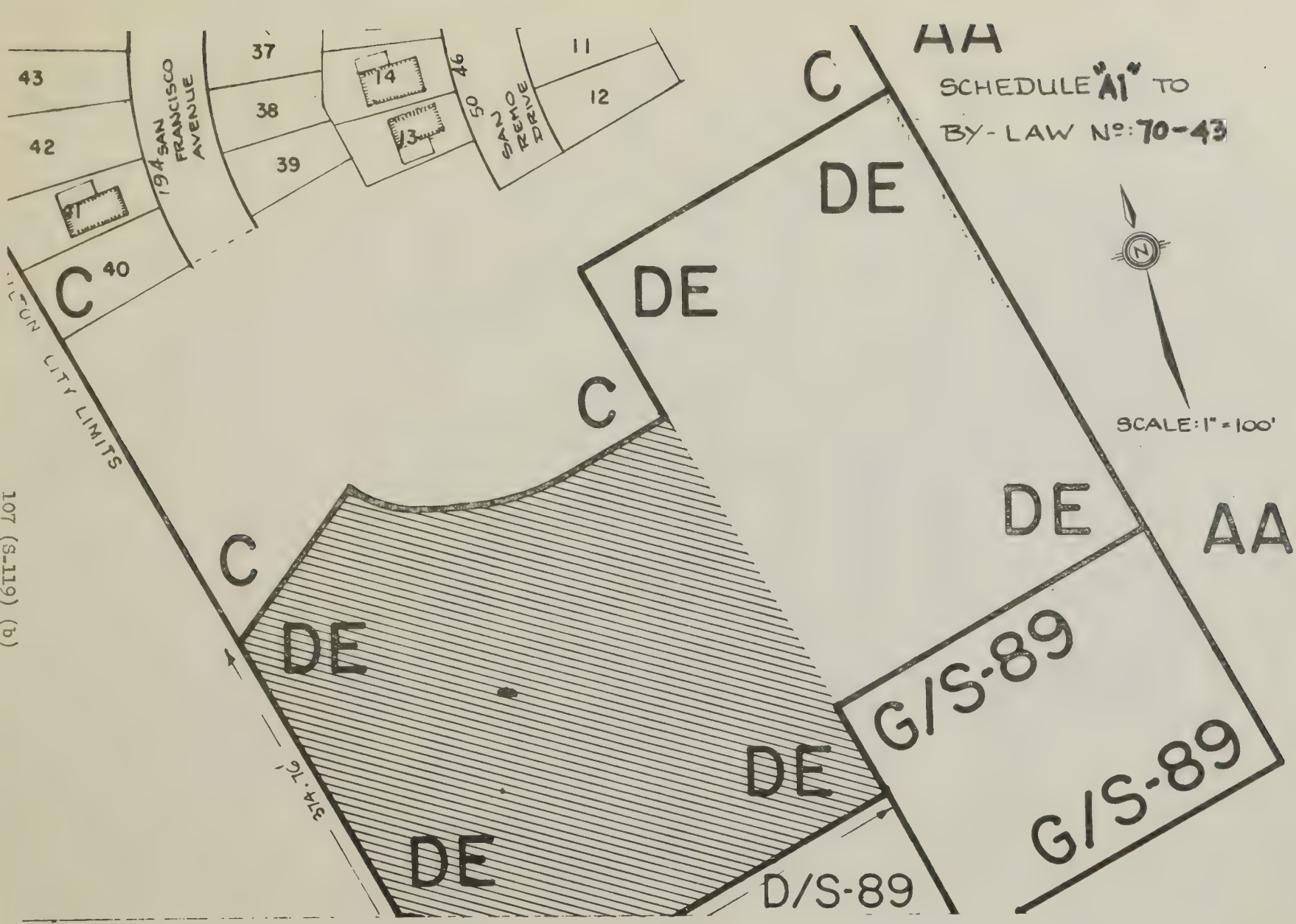
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 10th day of February, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



LEGEND

Lands on part of Street No. [illegible] of the Zoning District Maps to be regulated by the Site Plan attached to By-law No. 70-43

107 (S.119) (b)

SCHEDULE "A2" TO BY-LAW No: 70-43

LEGEND

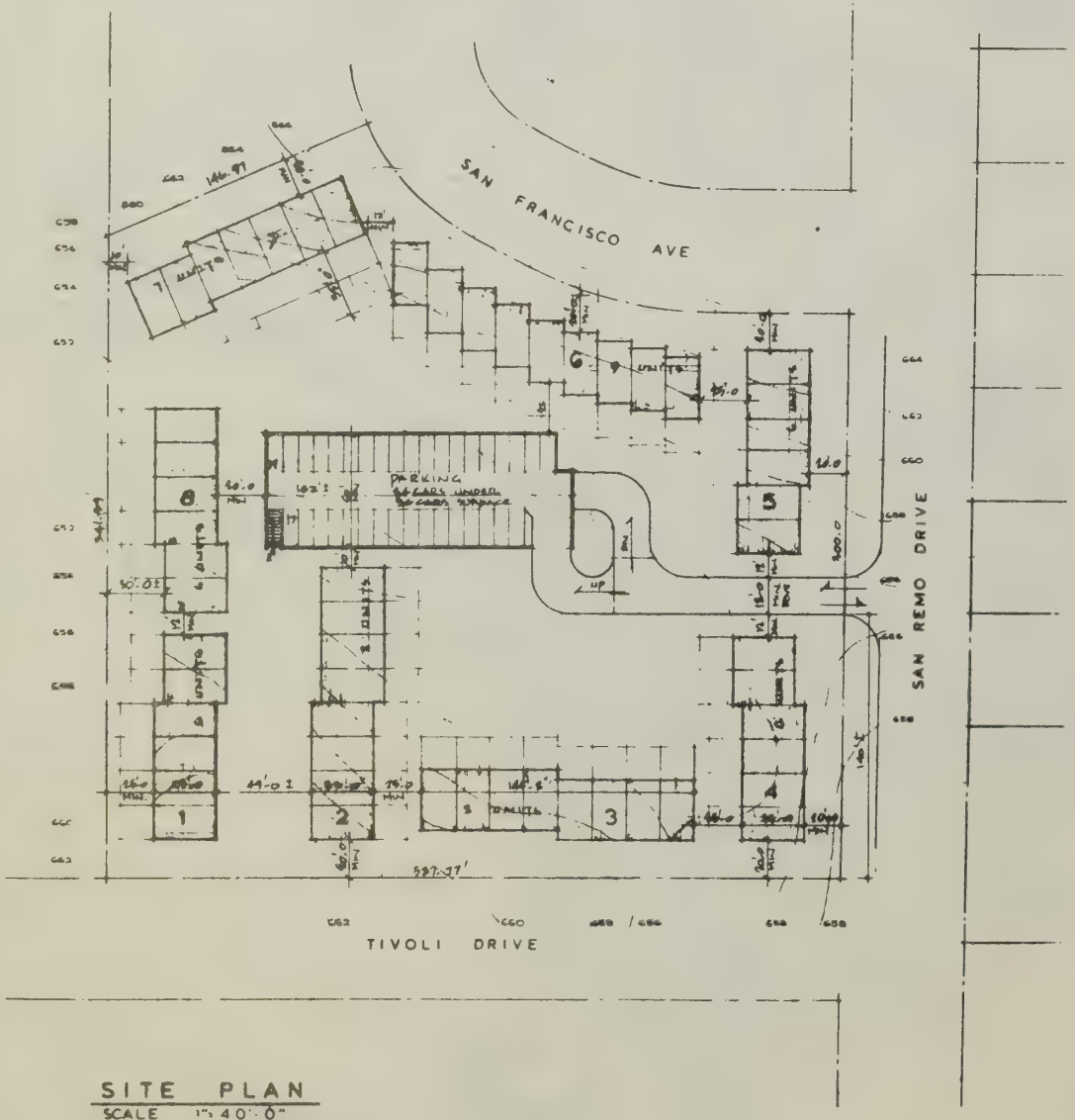
Lands on part of Sheet No. W-43A of the Zoning District Maps to be regulated by the Site Plan attached to By-law No. 70-43

107 (S-119) (c)

DE ZONE REQUIREMEN .		
LAND AREA	132,944 sq ft	= 3.04 ac
BUILDING COVERAGE	55,264	= 83%
GROSS FLOOR AREA		
BUILDING HEIGHT	2 STOREY OR 24' MAX.	
NO OF UNITS	56 UNITS MAX	
NO OF PARKING SPACES	70 MIN	34 UNDER MIN.
		- 36 SURFACE MAX
LANDSCAPE AREA	84,700 sq ft = 64 % MIN	

SCHEDULE "B"

To By-law 70-43



SITE PLAN

SCALE 1" = 40'-0"

0 20 40 60 80 100'

TYMOSHUK TYMOSHUK & architects	56 T.H. DEVELOPMENT	
HAMILTON		
MAY /69	107 (S-119) (d)	HAMILTON ONT.

SCHEDULE S-121

BY-LAW NO. 69-169

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W9a of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:-

(1) by changing from "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential—One and Two Family Dwellings, etc.) district, those lands located on the north west corner of Limeridge Road and West 5th Street,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding,

(1) the "D" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any lands be used except in accordance with:-

(a) the approved Site Plan hereto amended as Schedule "B"

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-121".

4. Sheet No. W.9a of the District Maps, appended to and forming part of Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Section 1, above "S-121".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

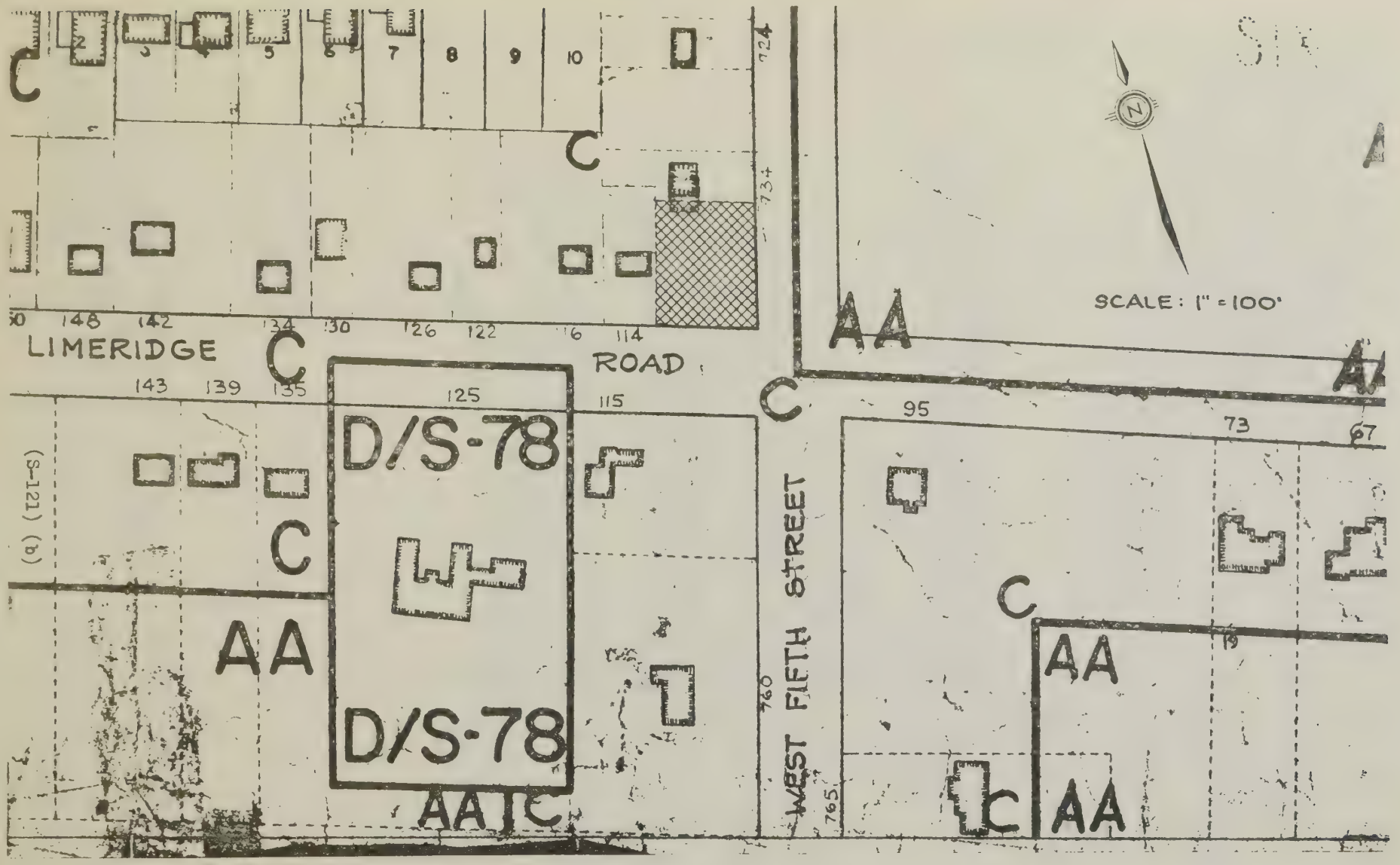
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 29th day of July, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº: 69-169



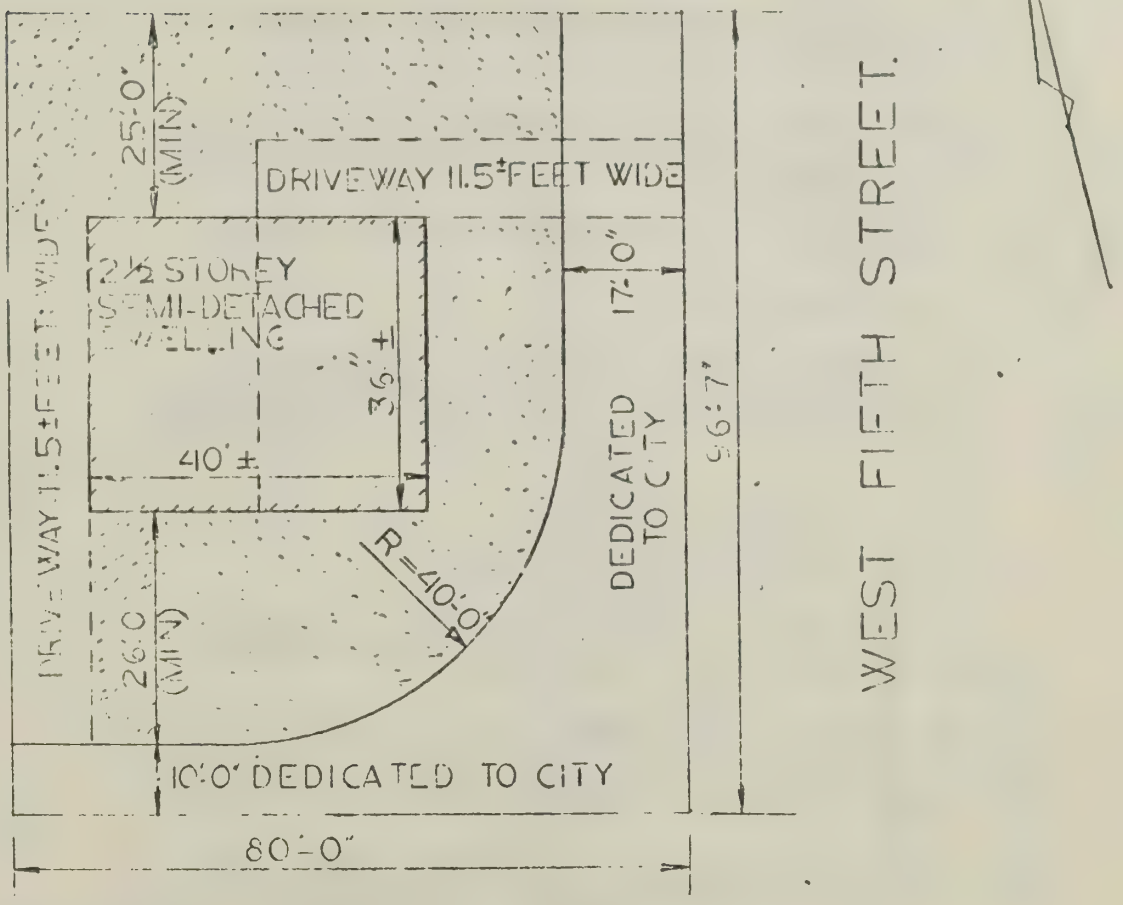
LEGEND

LANDS ON PART OF SHEET Nº: W-9A OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "C" (URBAN PROTECTED RESIDENTIAL, ETC.) DISTRICT TO "D" (URBAN PROTECTED RESIDENTIAL - ONE AND TWO FAMILY DWELLINGS ETC.) DISTRICT.

SITE PLAN

SCHEDULE "B"

To By-law 69-169



DETAILS OF DEVELOPMENT

LAND AREA 7,736 SQ FT GROSS
BUILDING HEIGHT (MAX) 2½ STOREYS (25 FT)
NUMBER OF DWELLING UNITS (MAX) TWO
NUMBER OF PARKING SPACES (MIN) (A) UNDERGROUND ——
(B) SURFACE . TWO

LEGEND

BUILDING AREA

LANDSCAPED AREA.

(S-121) (c) JUNE 1969

SCHEDULE S-122

BY-LAW NO. 69-223

To Amend Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:-

1. Sheet No. E9d of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended as follows:-

(1) by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands located on the east side of Upper James Street.

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "E" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) a public use as a private club.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule 'S-122'.

4. Sheet No. E9a of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Section 1, above—'S-122'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

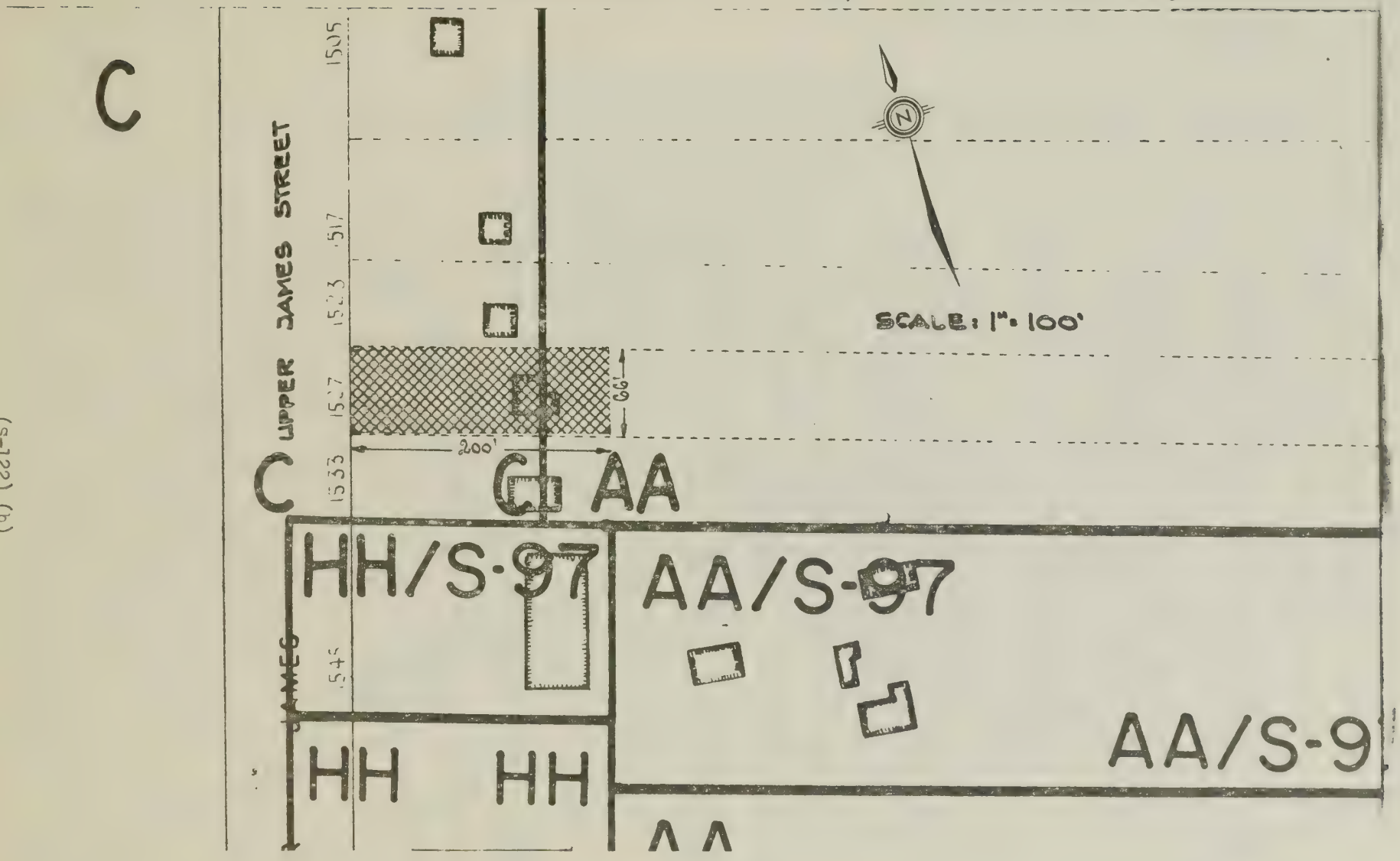
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of September, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE 'A' TO BY-LAW Nº: 69-223



LEGEND

LANDS ON PART OF SHEET Nº E-9D OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM 'AA' (AGRICULTURAL) DISTRICT AND 'C' (URBAN PROTECTED RESIDENTIAL ETC.) DISTRICT TO 'E' (MULTIPLE DWELLINGS, LODGES, CLUBS ETC.)

(9) (221-S)

SCHEDULE S-123

BY-LAW NO. 69-231

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.46 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:—

(1) by changing from "J" (Light and Limited Heavy Industry, etc.) district and "C" (Urban Protected Residential, etc.) district to "H" (Community Shopping and Commercial, etc.) district, those lands comprised of Block 1 located on the south side of Main Street in the area west of Kingsmount Avenue.

the extent and boundaries of which Block 1 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "H" district provisions of Zoning By-law No. 6593, the lands comprised in Block 1 and Block 2, the extent and boundaries of which are described in and on Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:—

(a) the approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule 'S-123'.

4. Sheet No. W.46 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 2 above —'S-123'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

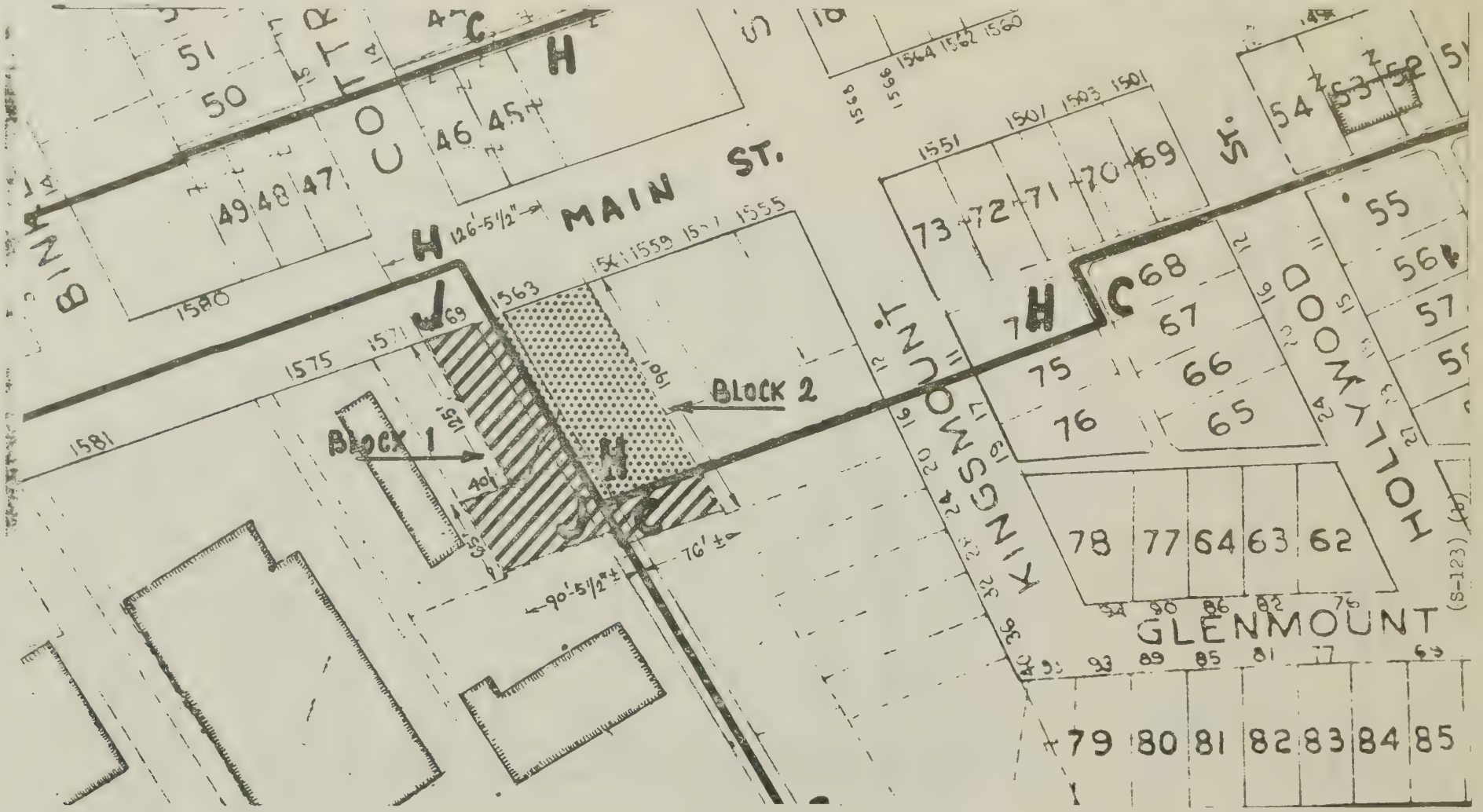
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 14th day of October, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº 69-231



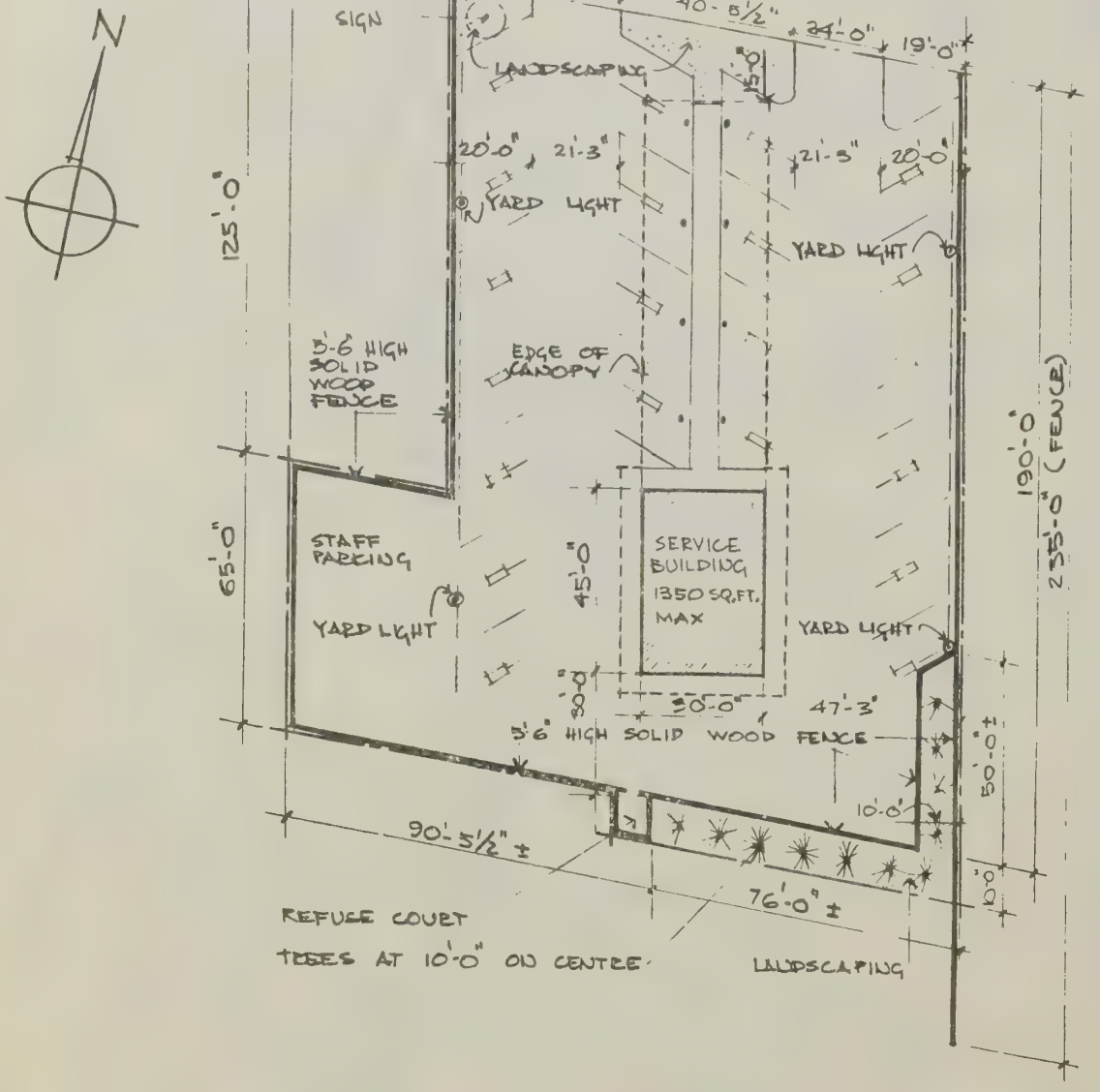
LEGEND

Block 1 — Lands on part of Sheet No. W-46 of the Zoning District Maps to be re-zoned from "C" (Urban Protected Residential, etc.) District and "J" (Light and Limited Heavy Industry, etc.) District to "H" (Community Shopping and Commercial, etc.) District.

Block 1
Block 2 — Lands to be regulated by Site Plan.

SCALE 1 = 100'

SCHEDULE "B"



LAND AREA	27,000± SQ.FT.
LANDSCAPED AREA (MIN)	2,128 SQ.FT.
BUILDING HEIGHT (MAX)	ONE STOREY (16 FT.)

KOSCOE and MacIVER
ONTARIO ASSOCIATION ARCHITECTS
MEMBERS
ARCHITECTS

SITE PLAN FOR MODEL "1350" DRIVE-IN RESTAURANT MAIN ST WEST HAMILTON	DATE SEPT. 1969	SCALE 1" = 40'-0"

SCHEDULE S-125

BY-LAW No. 69-219

To Amend Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:-

1. Notwithstanding

(1) the "J" (Light and Limited Heavy Industry, etc.) district provisions of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, the lands located on the west side of Mary Street in the area south of Cannon Street East,

the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A",

(a) shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(i) an institutional use for the purpose only of providing shelter for transient, elderly and destitute persons.

2. Zoning By-law No. 6593 is amended by adding this amending by-law to Schedule 19B as Schedule 'S-125'.

3. Sheet No. E.4 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is amended by marking the lands referred to in Section 1, above--'S-125'.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

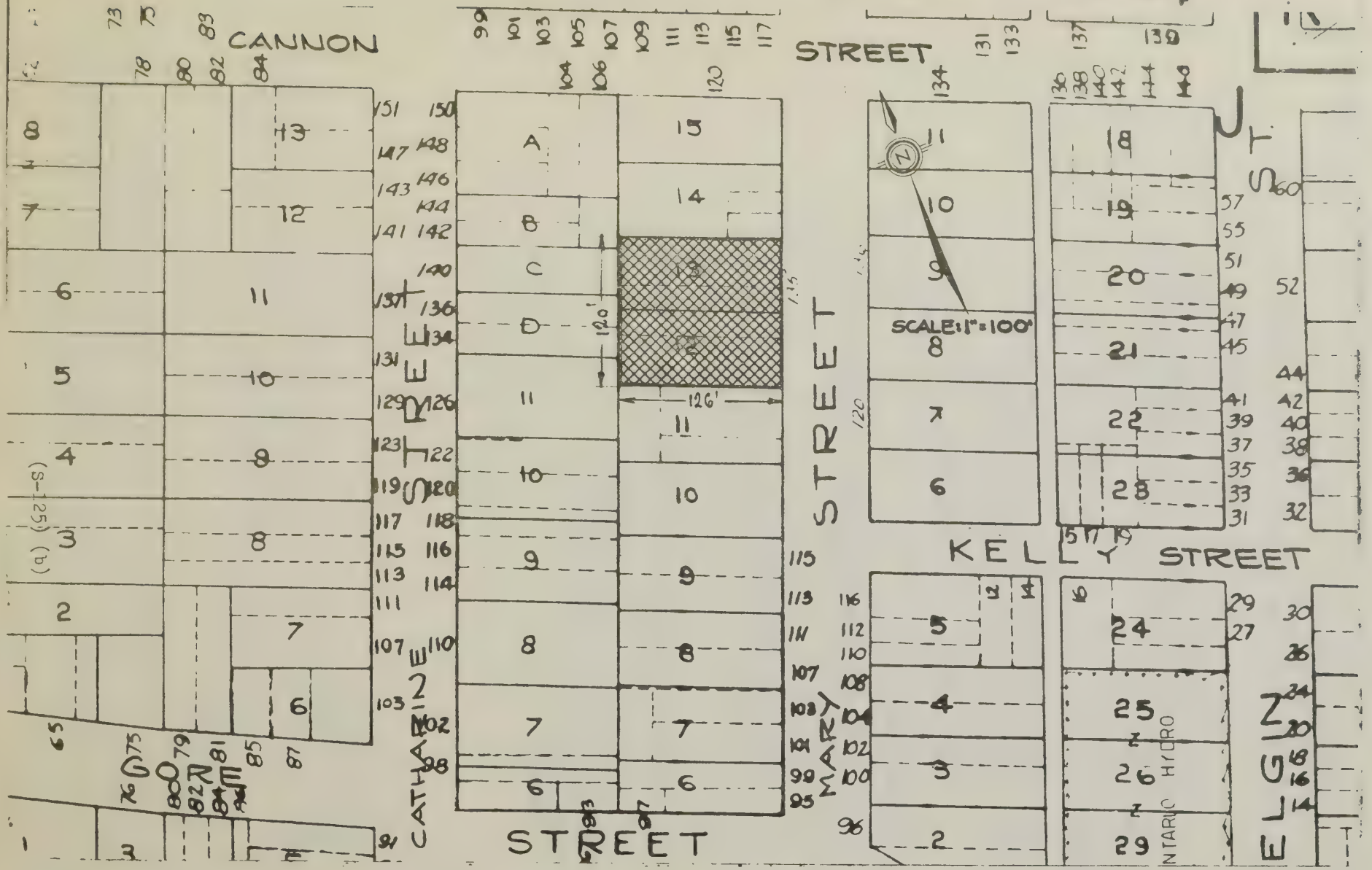
5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of September, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE 'A' TO BY-LAW No: 69-219



LEGEND.

LANDS ON PART OF SHEET No E-4 OF THE ZONING DISTRICT MAPS TO BE REGULATED BY BY-LAW No 69-219

SCHEDULE S-126

BY-LAW NO. 69-220

To Amend Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:-

1. Sheet No. E.2 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "E" (Multiple Dwellings, Lodges, Clubs, etc.) district to "H" (Community Shopping and Commercial, etc.) district, those lands located on the east side of Victoria Avenue North in the area north of Cannon Street,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "H" district provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:-

(a) a use that provides for the extension of the existing service station located at the north east corner of Victoria Avenue and Cannon Street.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule 'S-126'.

4. Sheet No. E.12 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby further amended by marking the lands referred to in Section 1, above--'S-126'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

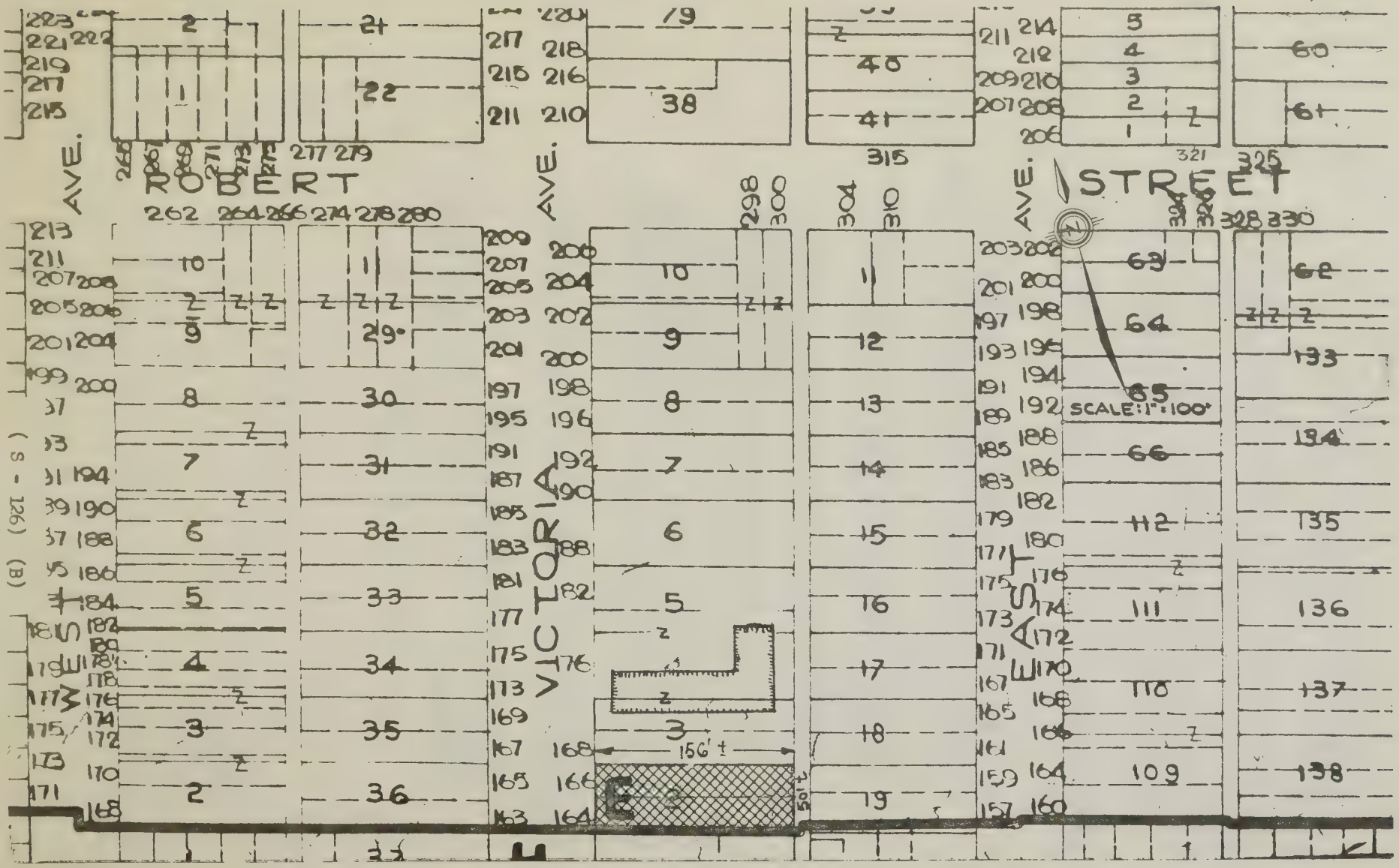
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of September, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE 'A' TO BY-LAW No: 69-220



LEGEND

LANDS ON PART OF SHEET No: E12 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "E" (MULTIPLE DWELLINGS, LODGES, CLUBS, ETC.) DISTRICT TO "H" (COMMUNITY SHOPPING AND COMMERCIAL, ETC.) DISTRICT

SCHEDULE S-127

BY-LAW NO. 69-266

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.9 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "G-1" (Designed Shopping Centre) District to "DE" (Low Density Multiple Dwellings, etc.) District those lands located on the north side of Luscombe Street in the area west of Upper Wellington Street,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "DE" District provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:—

(a) the approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-127".

4. Sheet No. E. 9 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Section 1, above—'S-127'.

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

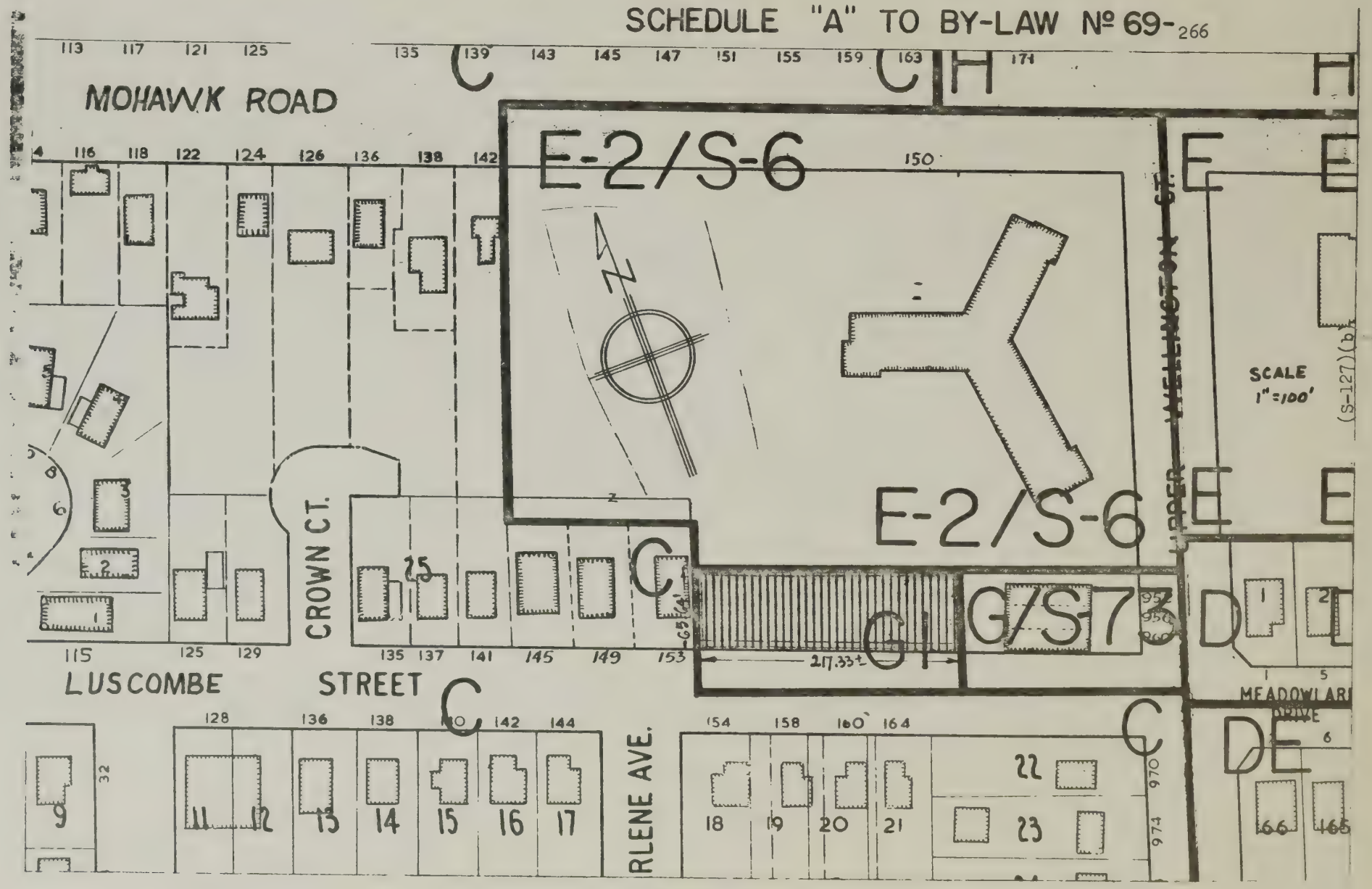
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 25th day of November, A.D. 1969.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº 69-266



LEGEND

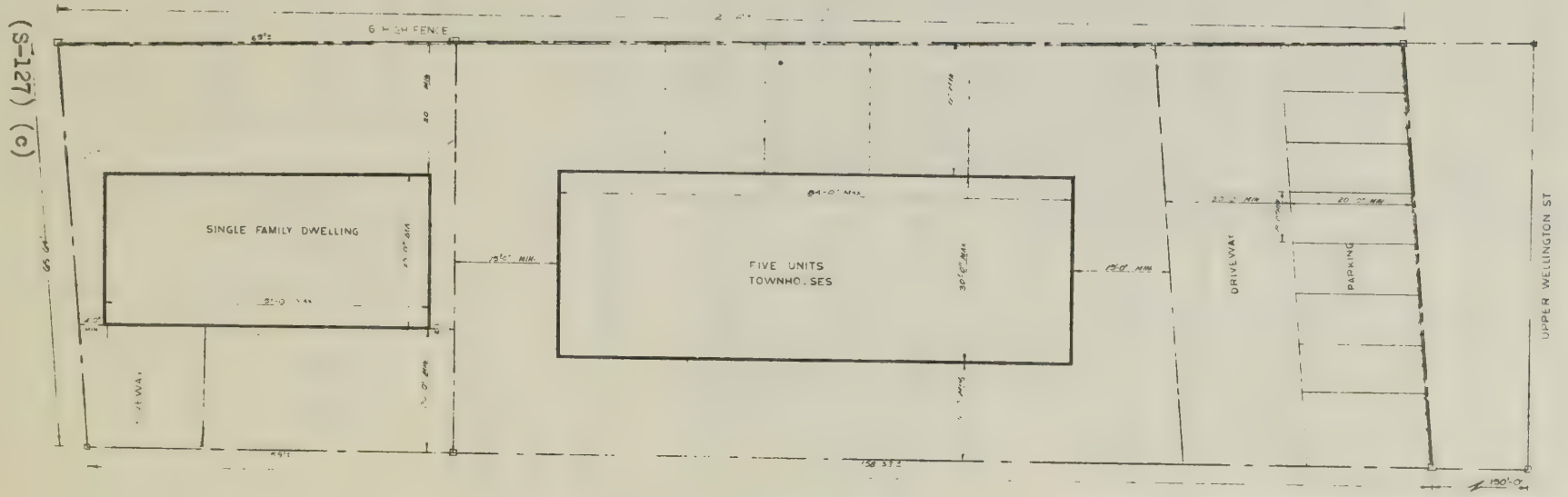
LANDS ON PART OF SHEET Nº E-9 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "G-1"(DESIGNED SHOPPING CENTRE) DISTRICT TO "DE" (LOW DENSITY MULTIPLE DWELLINGS) DISTRICT.

SCHEDULE "B"

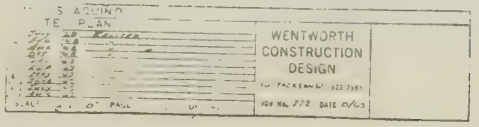
To By-law 69-266

LAND AREA 4062 SQF
BUILDING COVERAGE (MAX) 1275 SQ FT (28% OF LOT AREA)
GROSS FLOOR AREA (MAX) 1275 SQ FT
NUMBER OF DWELLING UNITS (MAX) 1
NUMBER OF PARKING SPACES (MIN) 1
LANDSCAPED AREA (MIN) 2787 SQFT
BUILDING HEIGHT (MAX) 2 STOREYS (20 FT)

LAND AREA 10070 SQ FT
BUILDING COVERAGE (MAX) 2520 SQ FT (25% OF LOT AREA)
GROSS FLOOR AREA (MAX) 2520 SQ FT
NUMBER OF DWELLING UNITS (MAX) 5
NUMBER OF PARKING SPACES (MIN) 5
LANDSCAPED AREA (MIN) 5400 SQ FT
BUILDING HEIGHT (MAX) 2 STOREYS (20 FT)



(S-127) (c)



SCHEDULE S-128

BY-LAW NO. 69-264

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Notwithstanding

(1) the "JJ" (Restricted Light Industrial) District provisions of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, the lands located at the north east corner of Barton Street and Kenora Avenue and as shown on Sheet No. E.103 of the District Maps appended to and forming part of the said Zoning By-law No. 6593,

the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A",

(a) shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:—

(i) a use that provides for a retail store for the sale of furniture, electrical appliances and household goods.

(b) the approved Site Plan hereto annexed as Schedule "B".

2. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule 'S-128'.

3. Sheet No. E.103 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is further amended by marking the lands referred to in Section 1, above 'S-128'.

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

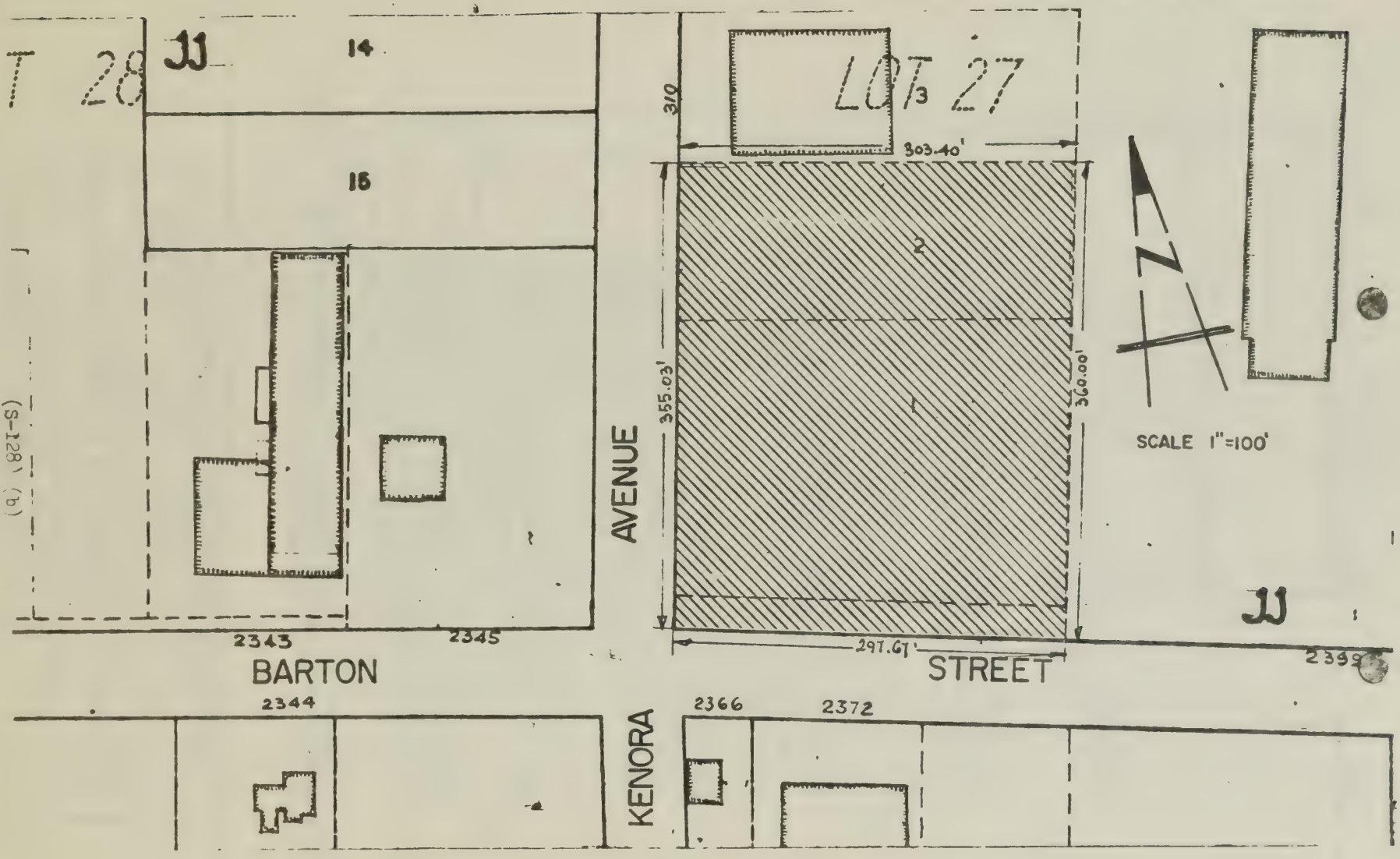
5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 25th day of November, A.D. 1969.

E. A. SIMPSON,
City Clerk.

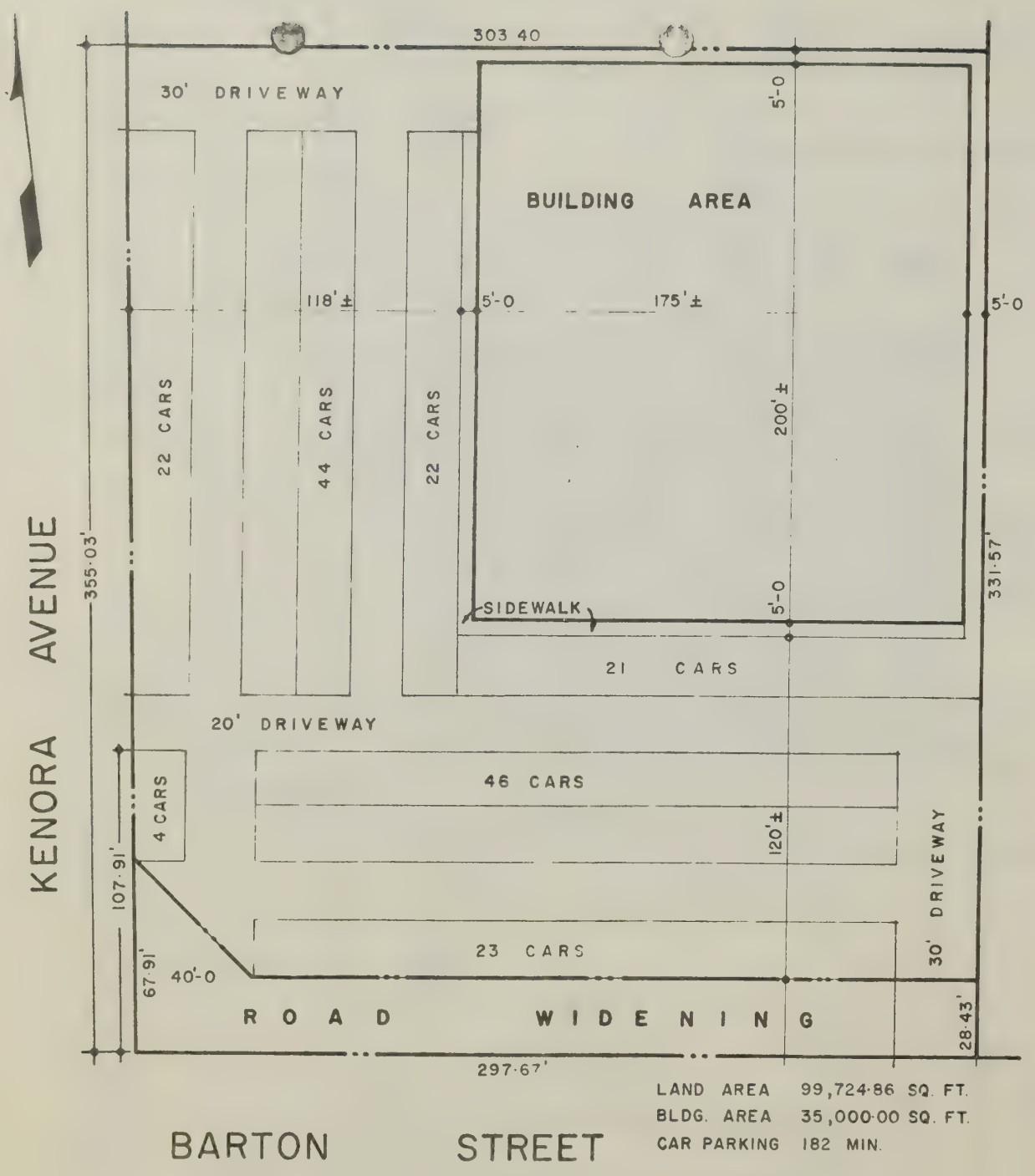
VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº 69-264



LEGEND

LANDS ON PART OF SHEET Nº E-103 OF THE ZONING DISTRICT MAPS TO BE REGULATED BY BY-LAW Nº 69-264 AND THE APPENDED SITE PLAN.



LAND AREA	99,724·86 SQ. FT.
BLDG. AREA	35,000·00 SQ. FT.
CAR PARKING	182 MIN.

MEMBER

MORRIS KULA, ARCHITECT
STONEY CREEK, ONTARIO

SCHEDULE "B"- SITE PLAN

To By-law 69-264

SCALE 1"=50'-0, OCTOBER 1969

(S-128) (c)

SCHEDULE S-131

BY-LAW NO. 70-150

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E. 66 and E. 76 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 are hereby amended as follows:

(1) by changing from "H" (Community Shopping and Commercial, etc.) district and "C" (Urban Protected Residential, etc.) district to "E-2" (Multiple Dwellings) district, those lands comprised of Block 1 and Block 9 located in the area west of Cochrane Road extending between King Street and Lawrence Road, and

(2) by changing from "C" (Urban Protected Residential, etc.) district to "E-2" (Multiple Dwellings) district, those lands comprised of Block 11 located in the area on the north side of Lawrence Road west of Cochrane Road, and

(3) by changing from "H" (Community Shopping and Commercial, etc.) district and "C" (Urban Protected Residential, etc.) district, to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands comprised of Block 2, Block 5 and Block 10 located in the area, as to Block 2 on the south-west corner of King Street and Cochrane Road, and as to Block 5 on the south east corner of King Street and Cochrane Road, and as to Block 10 west of Cochrane Road extending between King Street and Lawrence Road, and

(4) by changing from "C" (Urban Protected Residential, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands comprised of Block 3 and Block 4 located in the area, as to Block 3 on the west side of Cochrane Road, and as to Block 4 on the north west corner of Lawrence Road and Cochrane Road, and

(5) by changing from "C" (Urban Protected Residential, etc.) district to "DE" (Low Density Multiple Dwellings) district those lands comprised of Block 6 located in the area on the east side of Cochrane Road and on the north side of Lawrence Road, and

(6) by changing from "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, those lands comprised of Block 8 located in the area east of Cochrane Road and on the north side of Lawrence Road,

the extent and boundaries of which Block 1, Block 2, Block 3, Block 4, Block 5, Block 6, Block 7, Block 8, Block 9, Block 10, and Block 11 are described in and on plans hereto annexed as Schedules "A1" and "A2".

2. Notwithstanding

(1) the "E-2" District provisions of Zoning By-law No. 6593, the lands comprised of Block 1, Block 9 and Block 11, and

(2) the "E" District provisions of Zoning By-law No. 6593, the lands comprised of Block 2, Block 3, Block 4, Block 5 and Block 10, and

(3) the "DE" District provisions of Zoning By-law No. 6593, the lands comprised of Block 6, and

(4) The "C" District provisions of Zoning By-law No. 6593, the lands comprised of Block 7, and

(5) the "D" District provisions of Zoning By-law No. 6593 the lands comprised of Block 8

the extent and boundaries of which are described in and on Schedules "A1" and "A2" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plans hereto annexed as Schedules "B1" and "B2";

(b) as to Block 5, any of the following commercial service types of use in a multiple dwelling in addition to the service types of use provided in the "E" District provisions;

(i) a Bank;
(ii) a Drugstore;
(iii) a Restaurant

(c) as to Block 5

(i) a retail variety store provided that the total floor space for sale and storage may exceed 1000 square feet;

(ii) access to the commercial service types of use may be from within the interior of the building and from the exterior of the building.

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-131".

4. Sheets Nos. E. 66 and E. 76 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, are amended by marking the lands referred to in Section 1, above - "S-131".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 9th day of June, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

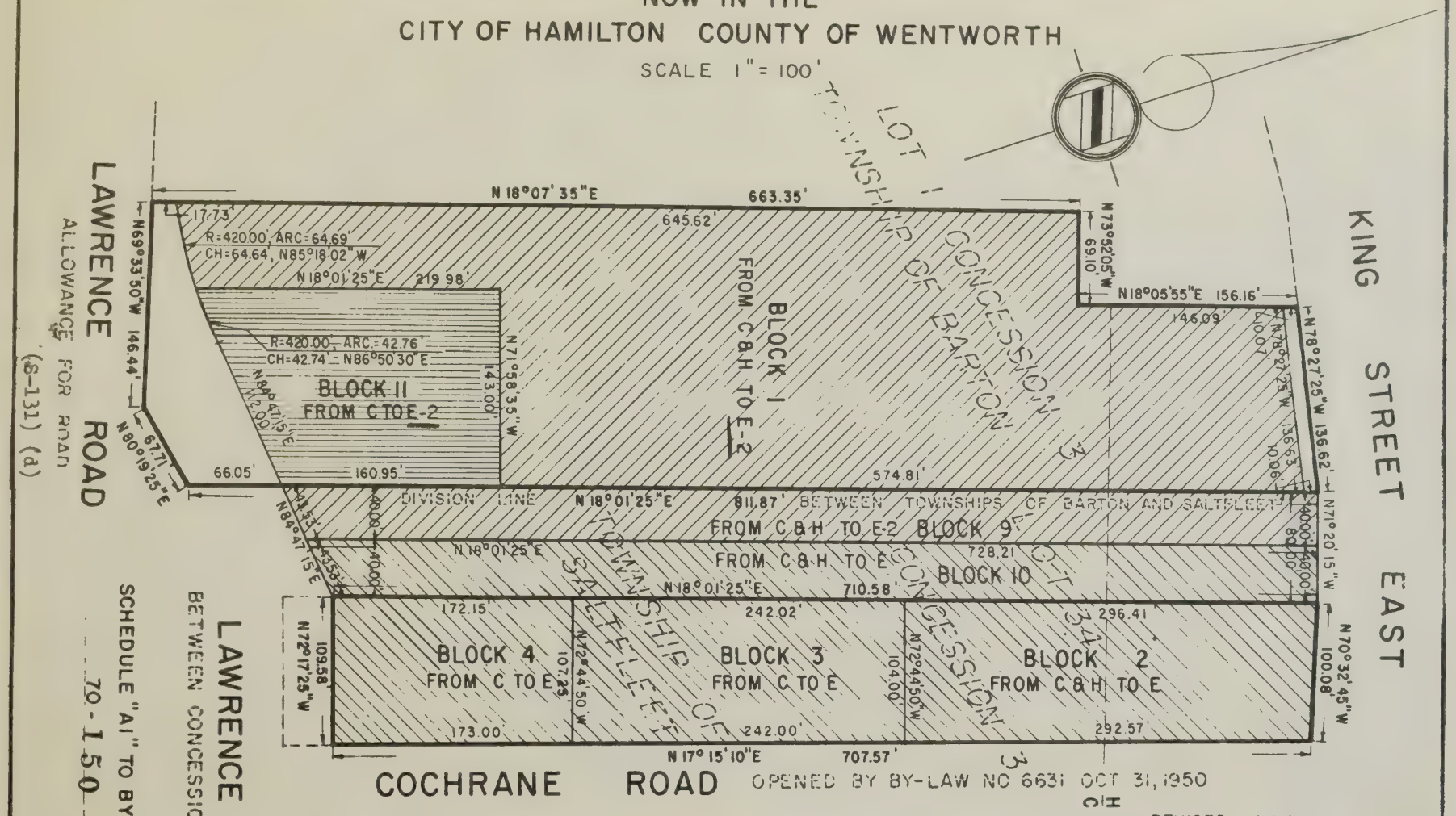
SCHEDULE "A" TO BY-LAW NO. 70-150

All and singular that certain parcel or tract of land and premises situate lying and being in the City of Hamilton in the County of Wentworth and Province of Ontario and being composed of all of Parcel 'A' according to Spera Survey registered in the Registry Office for the Registry Division of the County of Wentworth as Plan No. 843.

The above described parcel being shown coloured in red on print of City Engineer's Plan No. N.S. 1612 Surveys.

PLAN TO SHOW PART OF LOT 1 CONCESSION 3 TOWNSHIP OF BARTON AND PART OF LOT 34 CONCESSION 3 TOWNSHIP OF SALTFLEET NOW IN THE CITY OF HAMILTON COUNTY OF WENTWORTH

SCALE 1" = 100'



REVISED 14 MAY, 1970

NOTE:
BEARINGS HEREON ARE REFERRED TO THE ONTARIO COORDINATE SYSTEM ZONE 10, CENTRAL MERIDIAN 79°30' W LONGITUDE

D.J. HOWE ONTARIO LAND SURVEYOR

DATE 21 APRIL, 1970

REZONING APPLICATION

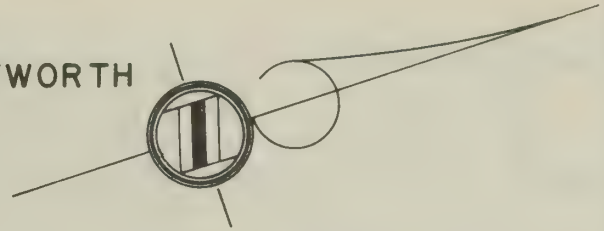
MARSHALL, MACKLIN and MONAGHAN
ONTARIO LAND SURVEYORS
103 JOHN STREET SOUTH, HAMILTON 529-5319

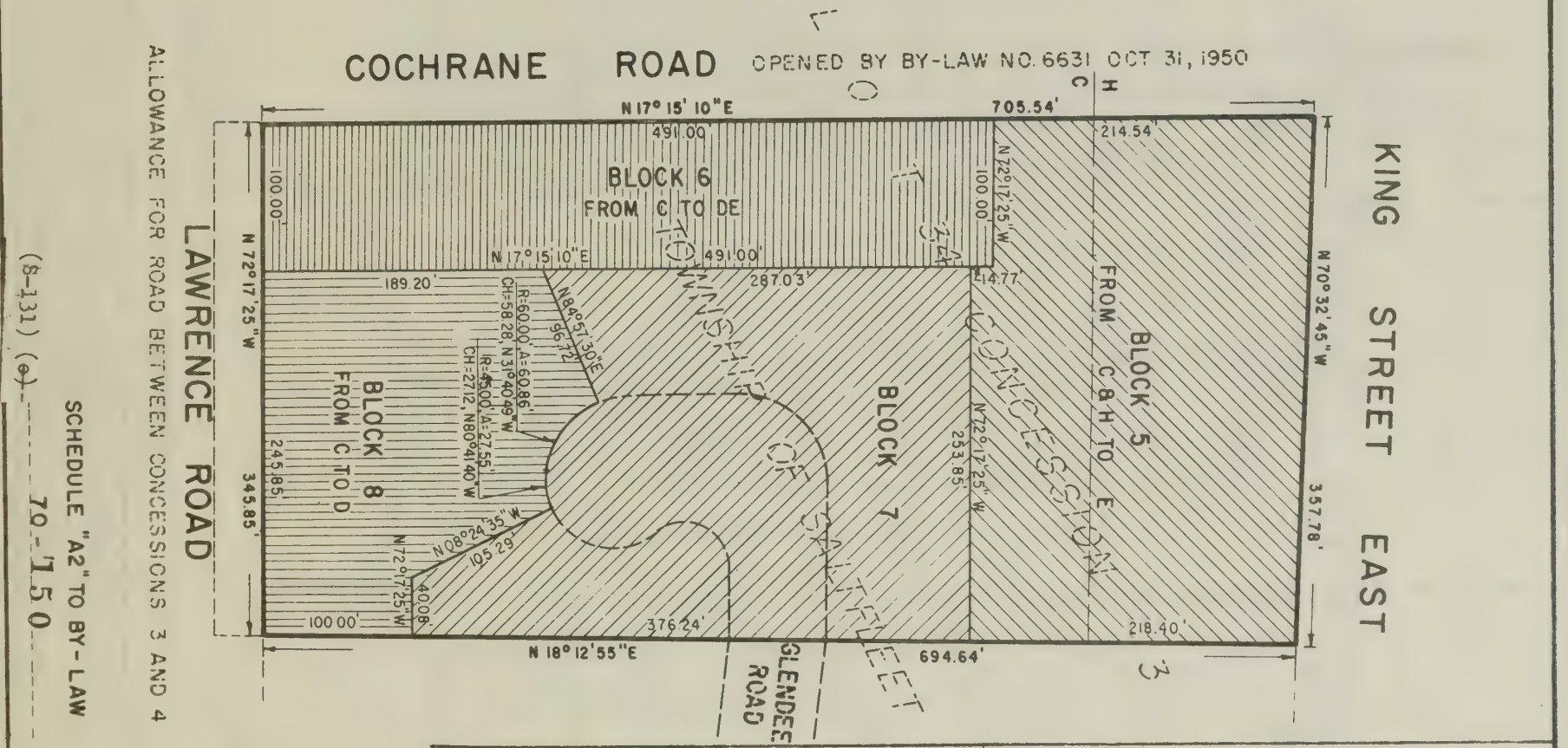
Drawn by: I.R	Chk by: R.C.C	Scale: 1"= 100'	Dwg. No. L-743

75-70-049

L-743

PLAN TO SH W PART OF LOT 34 C ICESSION 3
TOWNSHIP OF SALTFLEET
NOW IN THE
CITY OF HAMILTON COUNTY OF WENTWORTH
SCALE 1" = 100'





NOTE:
BEARINGS HEREON ARE REFERRED TO THE ONTARIO COORDINATE SYSTEM ZONE 10, CENTRAL MERIDIAN 79° 30' W LONGITUDE

D.J. Howe
D.J HOWE ONTARIO LAND SURVEYOR
DATE 21 APRIL, 1970.

REZONING APPLICATION

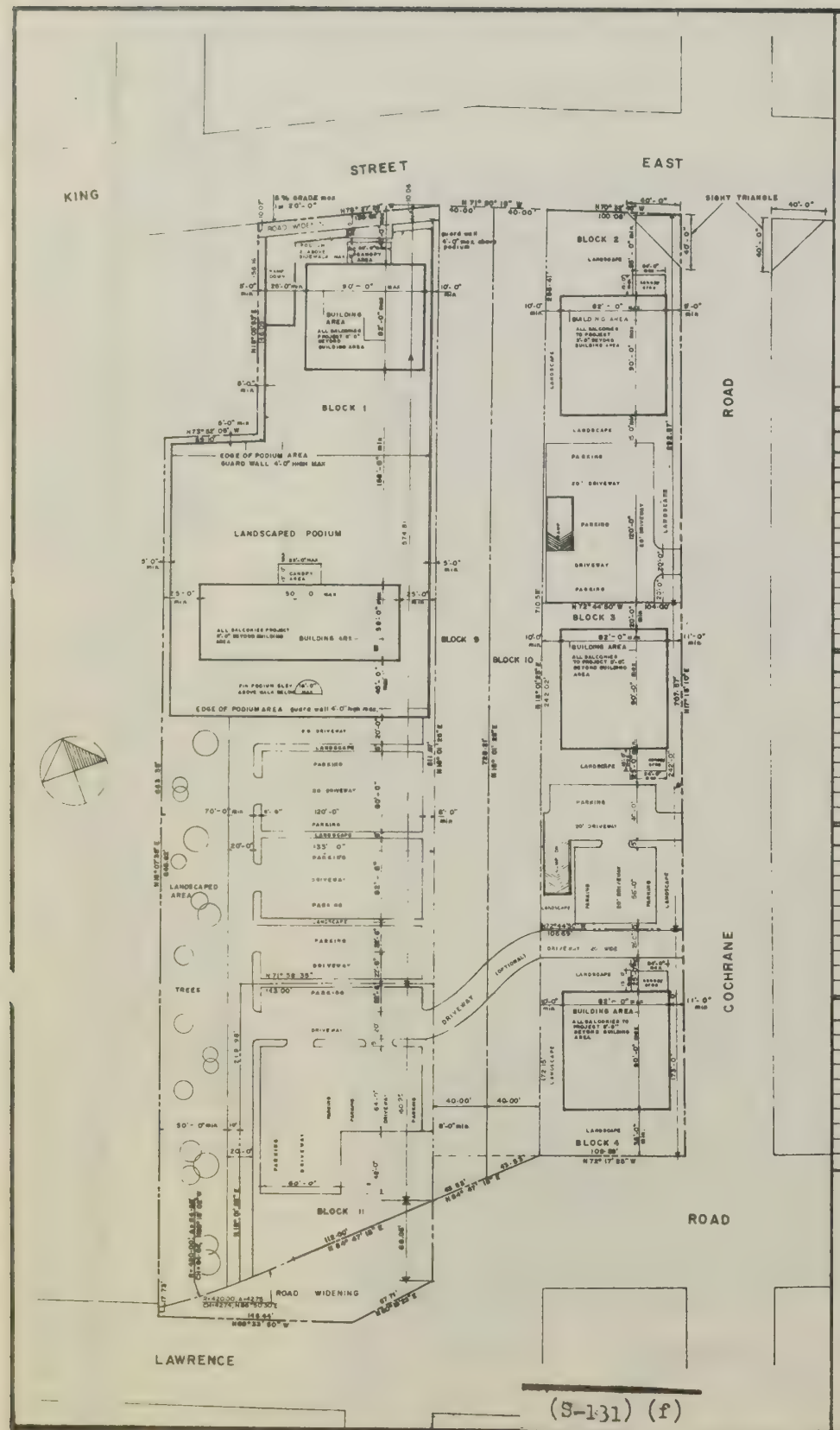
MARSHALL, MACKLIN and MONAGHAN
ONTARIO LAND SURVEYORS
103 JOHN STREET SOUTH, HAMILTON 529-5319

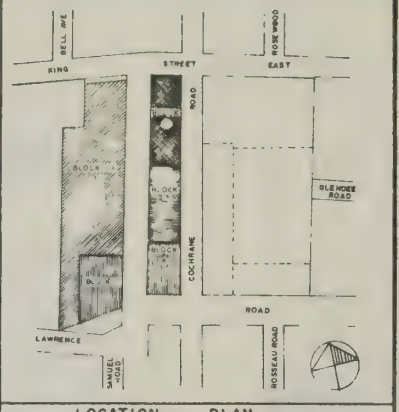
Drawn by: I.R.	Chk. by: R.C.C.	Scale: 1"=100'	Dwg. No. L-744

SCHEDULE "A2" TO BY-LAW
(8-131) (e)- 75-150

75-70-049

L-744





LOCATION PLAN

SCALE 1" = 300'

DETAILS OF DEVELOPMENT

BLOCK 1 TWO APARTMENT BUILDING PODIUM

LAND AREA	120,021.95 sq ft	
BUILDING COVERAGE	A - 7400 sq ft max	B - 7900 sq ft max
GROSS FLOOR AREA	A - 102,000 sq ft max	B - 82,000 sq ft max
BUILDING HEIGHT "A" (ABOVE PODIUM LEVEL)	13 FLOORS	MAX
" " "B"	10 FLOORS	MAX
NO OF UNITS "A"	96	MAX
" " "B"	78	MAX
NO OF PARKING - SURFACE	75	MAX
UNDERGROUND	143	MIN
LANDSCAPE AREA	72,625 sq ft	MIN
TOTAL PARKING REQUIRED	218	MIN

BLOCK 2 APARTMENT BUILDING

LAND AREA	30,1103 sq ft	MAX
BUILDING COVERAGE	7400 sq ft	MAX
GROSS FLOOR AREA	66,600 sq ft	MAX
BUILDING HEIGHT	9 FLOORS	MAX
NO OF UNITS	71	MAX
NO OF PARKING-SURFACE	40	MAX
UNDERGROUND	48	MIN
LANDSCAPE AREA	11,000 sq ft	MIN
TOTAL PARKING REQUIRED	89	MIN

BLOCK 3 APARTMENT BUILDING

LAND AREA	25,557.34 sq ft	
BUILDING COVERAGE	7400 sq ft	MAX
GROSS FLOOR AREA	59,200 sq ft	MAX
BUILDING HEIGHT	8 FLOORS	MAX
NO OF UNITS	63	MAX
NO OF PARKING-SURFACE	24	MAX
UNDERGROUND	55	MIN
LANDSCAPE AREA	9,857 sq ft	MIN
TOTAL PARKING REQUIRED (WITHIN 400' OF SITE)	79	MIN

BLOCK 4 & 11 APARTMENT BUILDING

LAND AREA	46052 sq ft	
BUILDING COVERAGE	7400 sq ft	MAX
GROSS FLOOR AREA	44,400 sq ft	MAX
BUILDING HEIGHT	6 FLOORS	MAX
NO OF UNITS	46	MAX
NO OF PARKING - SURFACE (WITHIN 400' OF SITE)	59	MIN
LANDSCAPE AREA	18,152 sq ft	MIN

SCHEDULE "B1" TO BY-LAW 70-150

(S-131) (f)

SITE PLAN
RESIDENTIAL DEVELOPMENT
KING STREET EAST COCHRANE ROAD
HAMILTON ONTARIO

RICHARD T. LEE ASSOCIATION ARCHITECT

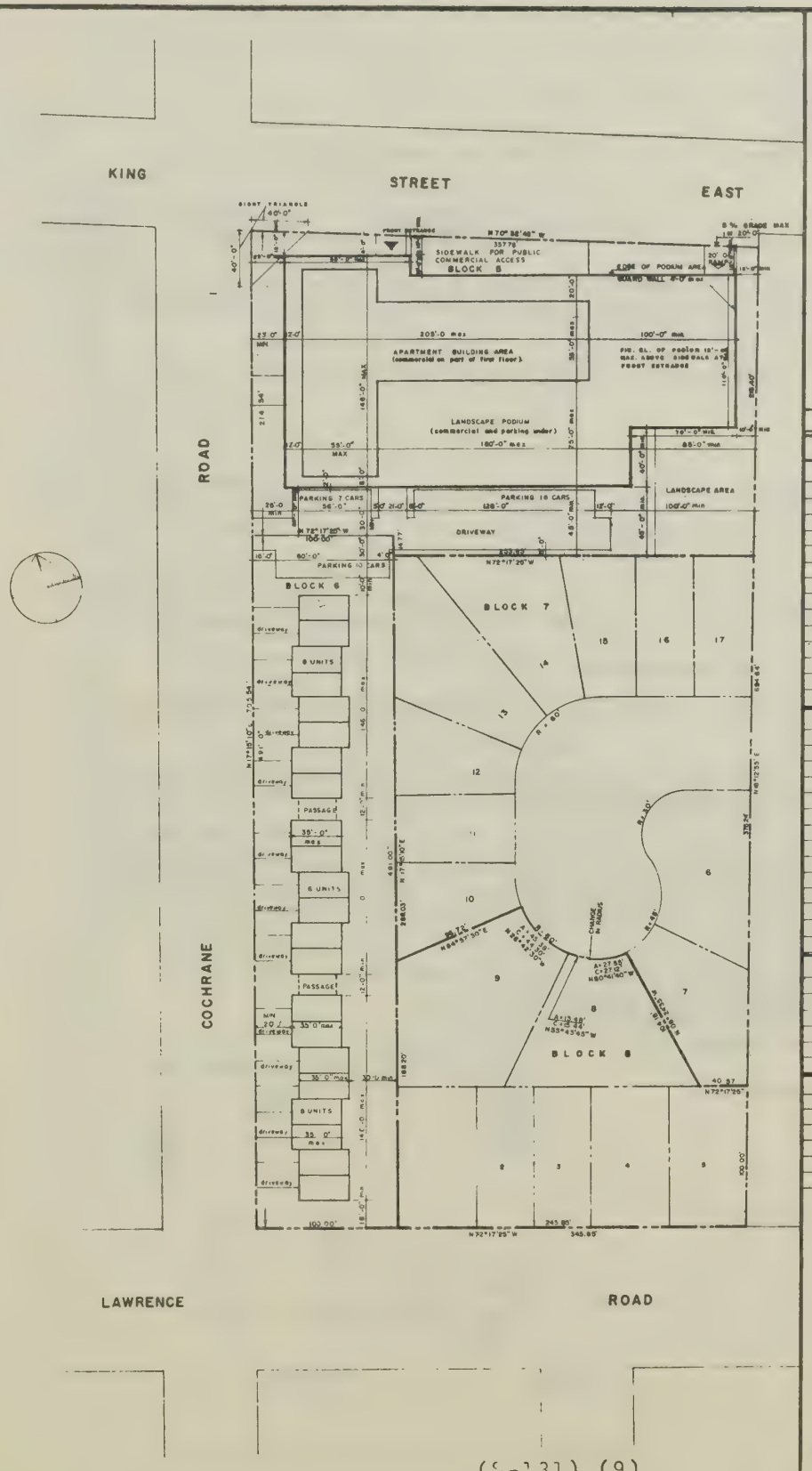
CIVIL ENGINEER

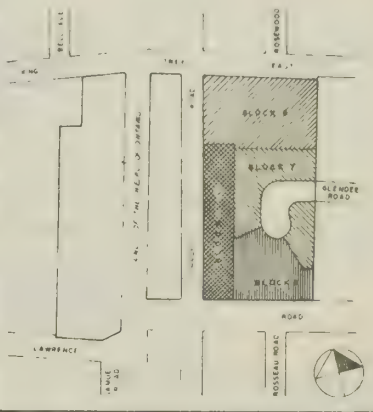
R Y A N AND L E E
ENGINEER AND ARCHITECT
30 JOHN ST S HAMILTON ROYAL TRUST TOWER T.D. CENTRE TORONTO

DRAWING NO 1W
JOB NO 69-235

DRAWN BY	CHECKED BY	SCALE	DATE
G R P		1" = 40'-0"	JANUARY /70

SITE PLAN





LOCATION PLAN SCALE 1" 200

DETAILS OF DEVELOPMENT

BLOCK 5 - APARTMENT BLDG.

LAND AREA	78,394 sq ft	
BUILDING COVERAGE	15,500 sq ft max	MAX
PODIUM COVERAGE	46,030 sq ft	MAX
GROSS FLOOR AREA	142,000 sq ft.	MAX
BUILDING HEIGHT (ABOVE PODIUM)	8 FLOORS	MAX
NO OF APT UNITS	140	MAX
COMMERCIAL	9,000 sq ft	MAX
LANDSCAPE AREA	30,000 sq ft	MIN
PARKING surface	23	MAX
PARKING underground	168 M.I.	MIN
TOTAL PARKING	191	MIN

BLOCK 6 - TOWN HOUSES

LAND AREA	49,098 sq ft	
BUILDING COVERAGE	20 sq ft max	MAX
BUILDING HEIGHT	3 FLOORS	MAX
NO OF UNITS	22	MAX
LANDSCAPE AREA	30,250 sq ft	MIN
PARKING surface	10	MAX
PARKING garages	22	MIN.
TOTAL PARKING	32	MIN.

BLOCK 7 SINGLE FAMILY HOUSES

LAND AREA	54,404 sq ft	
SINGLE FAMILY HOUSES	lot no 6,7,10,11,12 13,14,15,16,17	

BLOCK 8 SINGLE & SEMI-DETACHED HOUSES

LAND AREA	43,574 sq ft	
SINGLE FAMILY HOUSES	lot no 2, 3	
SEMI-DETACHED HOUSES	lot no 1,4,5,8,9	

SCHEDULE "B2" TO BY-LAW 70-150

(S-131) (9)

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER / ARCHITECT BEFORE COMMENCING WORK. ALL DRAWINGS, MODELS AND PROPERTY OF THE CONSULTANT

THESE DRAWINGS AND THESE DRAWINGS MAY NOT BE REPRODUCED OR USED WITHOUT THE CONSULTANT'S WRITTEN PERMISSION

SITE PLAN
RESIDENTIAL DEVELOPMENT
KING STREET EAST COCHRANE ROAD
HAMILTON ONTARIO

RICHARD Y. LEE ASSOCIATES LTD. ARCHITECTS

CIVIL JOHN J. RYAN Registered Professional Engineer Province of Ontario

RYAN AND LEE
ENGINEERS AND ARCHITECTS
80 JAMES ST. S. HAMILTON ROYAL TRUST TOWER TO 100670

DRAWING NO 1E
JOB NO 69-235

DRAWN BY	CHECKED BY	SCALE	DATE
		1"=40'-0"	JANUARY, 1970

SITE PLAN

SCHEDULE S-133

BY-LAW NO. 70-25

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No's W. 9 and W. 9a of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 are hereby amended as follows:

(1) by changing from "C" (Urban Protected Residential, etc.) district to "DE" (Low Density Multiple Dwellings) District those lands located on the east side of a future extension of Caledon Avenue,

the extent and boundaries of which are described in and on plans hereto annexed as Schedules "A1" and "A2".

2. Notwithstanding

(1) the "DE" District provisions of Zoning By-law No. 6593, the lands described in Schedules "A1" and "A2" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton,

(b) a density of development not exceeding 48 dwelling units.

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-133".

4. Sheets No's W. 9 and W. 9a of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 are hereby amended by marking the lands referred to in Section 1, above - "S-133".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

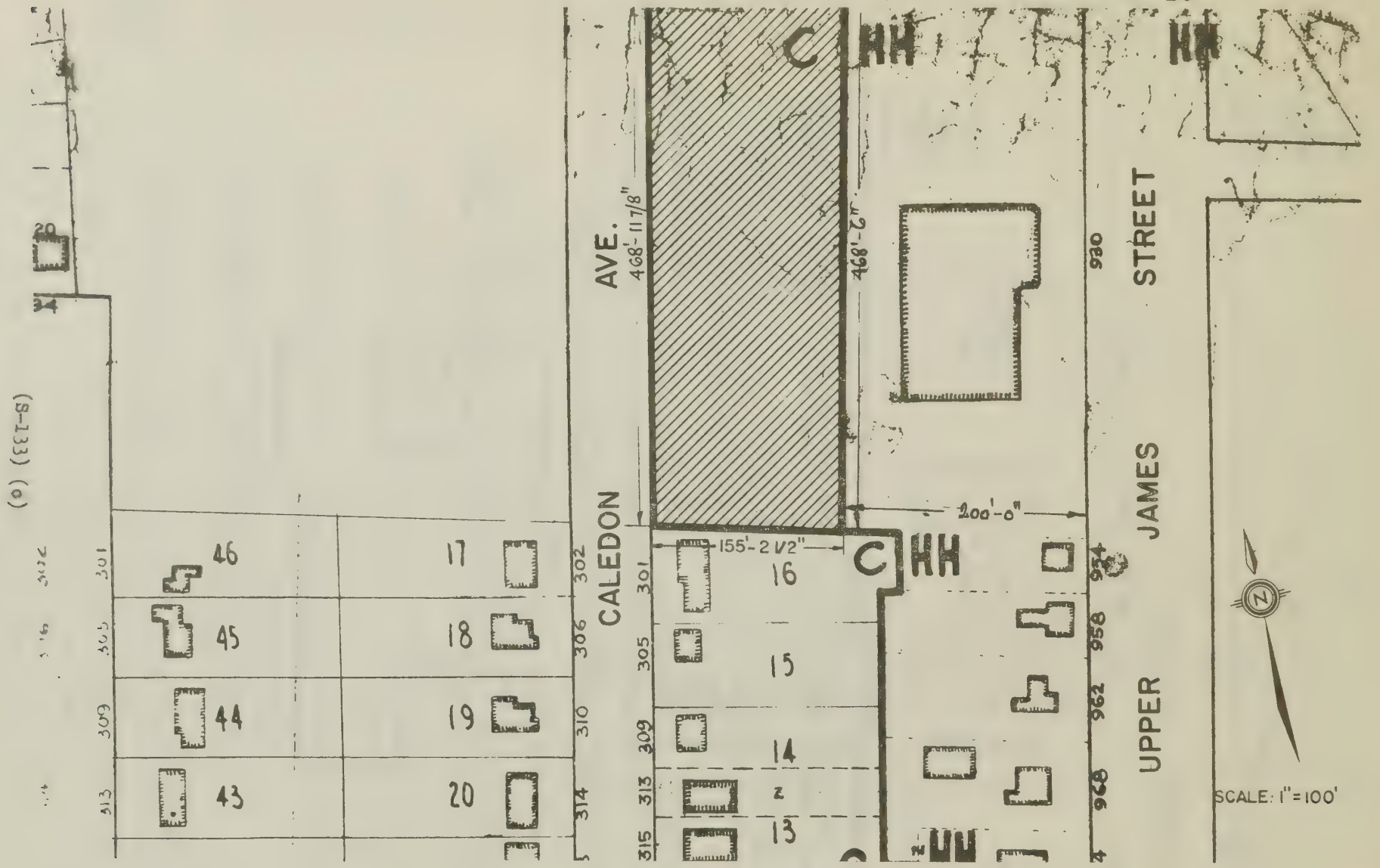
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 13th day of January, 1970.

E. A. SIMPSON,
City Clerk.

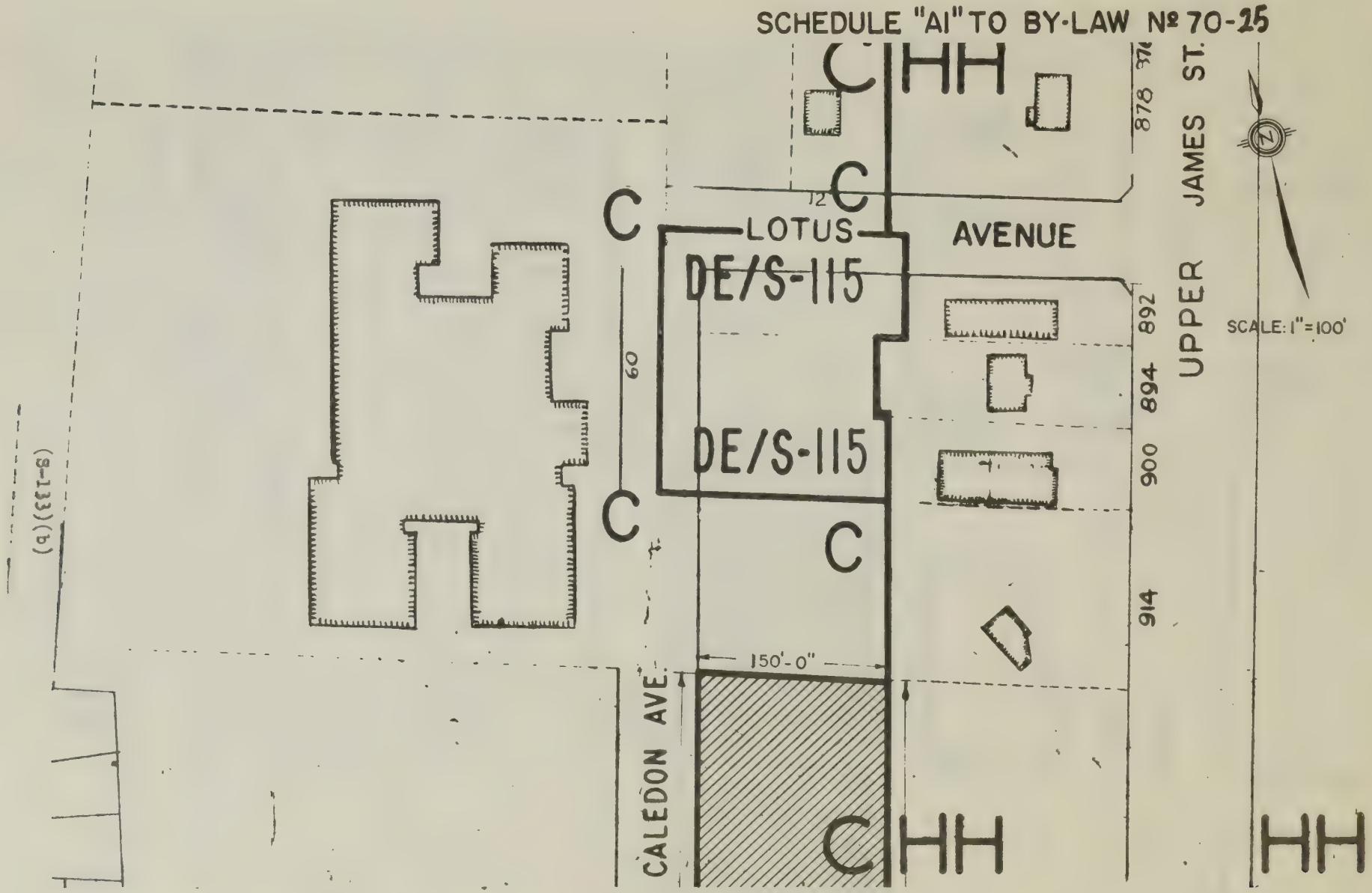
VICTOR COPPS,
Mayor.

SCHEDULE "A2" TO BY-LAW Nº 70-25



LEGEND

Lands on part of Sheet No. W-9A of the Zoning District Maps to be re-zoned from "C" (Urban Protected Residential etc.) District to "DE" (Low Density Multiple Dwellings) District.



L E G E N D

Lands on part of Sheet No. W-9 of the Zoning District Maps to be re-zoned from "C" (Urban Protected Residential, etc.) District to "DE" (Low Density Multiple Dwellings) District.

SCHEDULE S-134

BY-LAW NO. 70-57

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.27 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "C" (Urban Protected Residential, etc.) district to "H" (Community Shopping and Commercial, etc.) district, those lands located in the area on the west side of Garth Street and south of Mohawk Road,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "H" District provisions of Zoning By-law No. 6593, the lands herein,

the extent and boundaries of which are described in Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-134".

4. Sheet No. W. 27 of the District Maps, appended to and forming part of Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above -"S-134".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

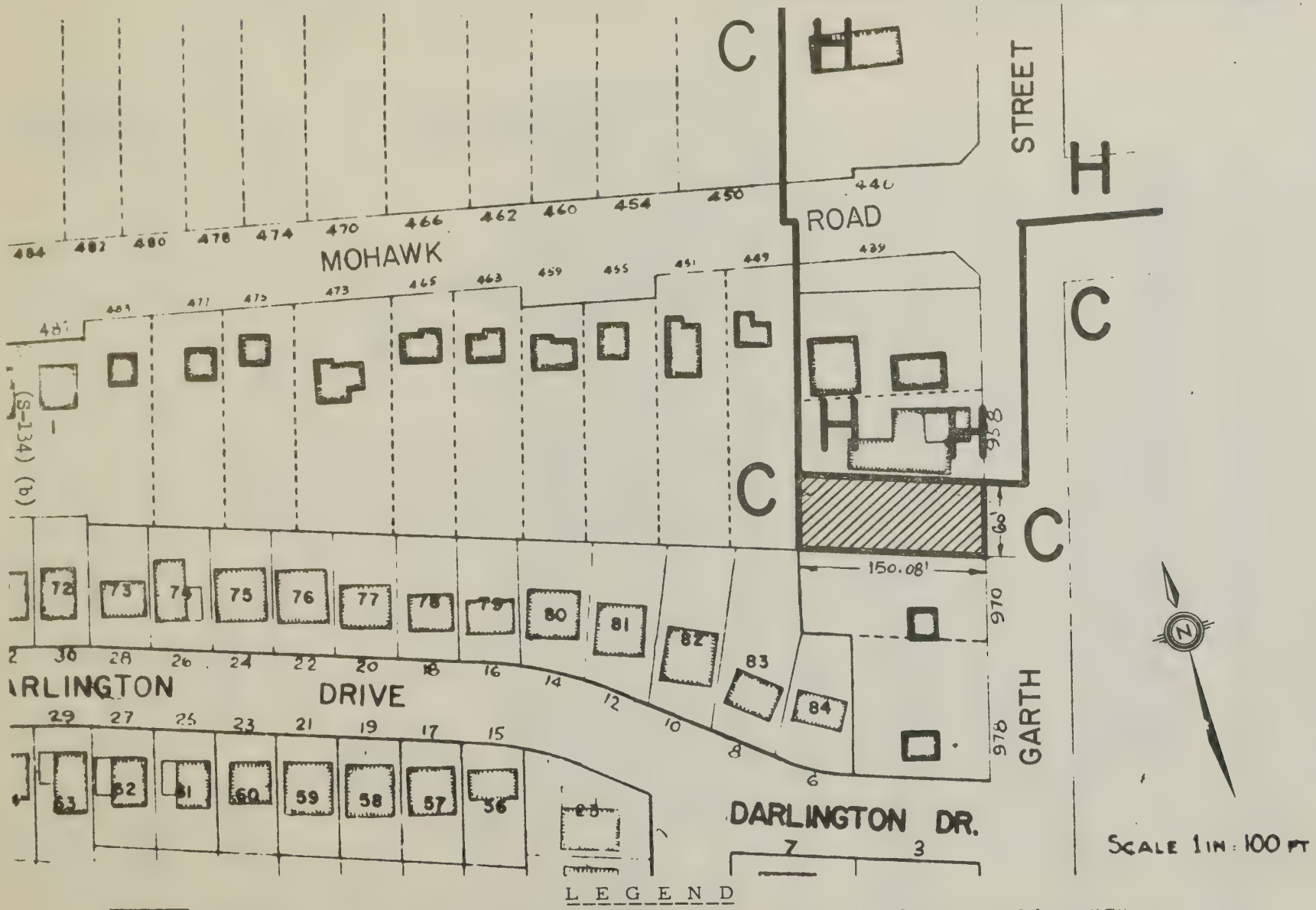
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 24th day of February, A.D. 1970.

E. A. SIMPSON,
City Clerk.

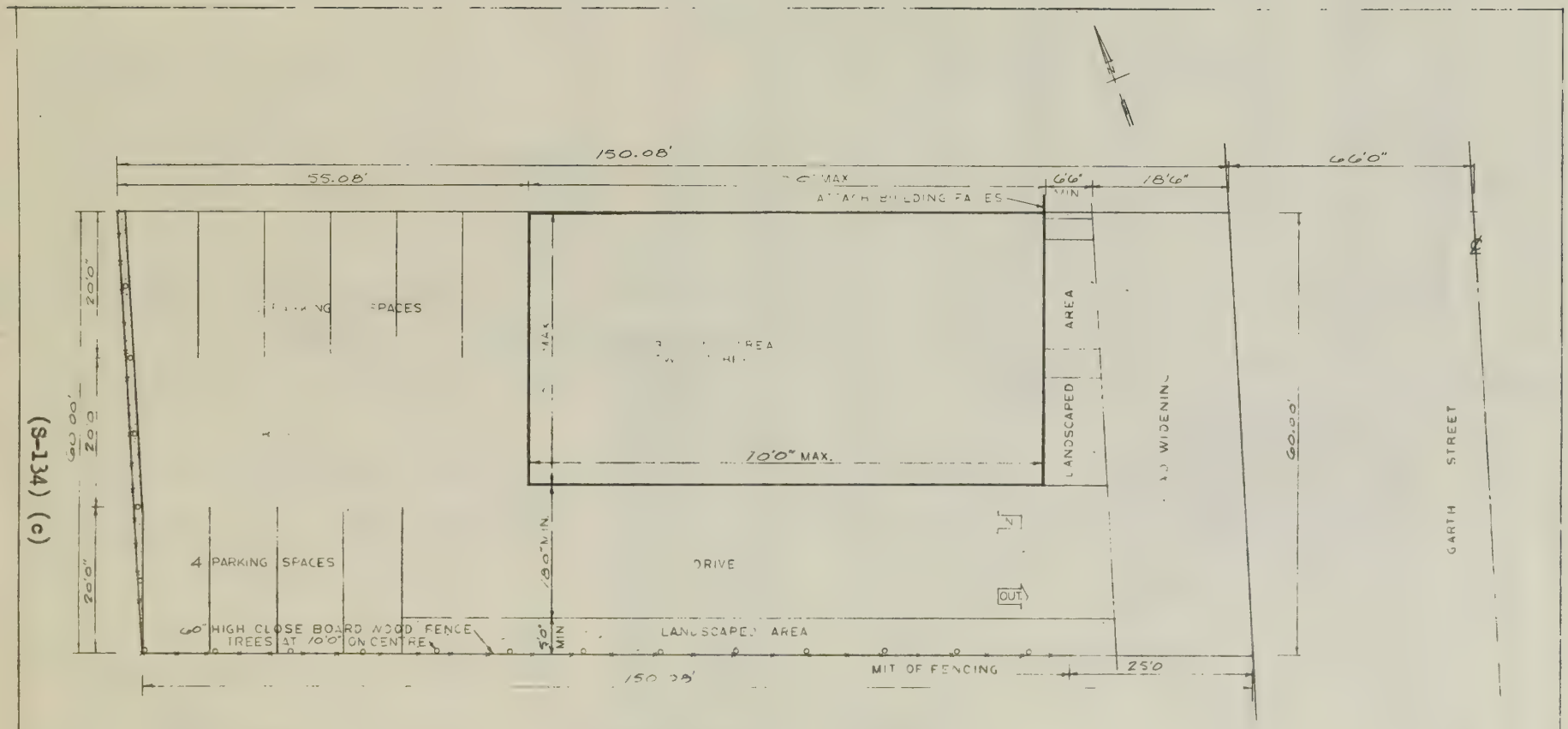
VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº70-57



L E G E N D

Lands on part of Sheet No. W-27 of the Zoning District Maps to be re-zoned from "C" (Urban Protected Residential, etc.) District to 'H' (Community Shopping and Commercial, etc.) District.



(S-134) (c)

SCHEDULE "B"

To By-law No. 70-57

SCHEDULE S-135

BY-LAW NO. 70-42

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E. 7 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "E" (Multiple Dwelling, Lodges, Clubs, etc.) District to "H" (Community Shopping and Commercial, etc.) District, those lands comprising Block 1 located on the north side of Fennell Avenue in the area east of Upper James,

the extent and boundaries of which, together with Block 2, are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "H" District provisions of Zoning By-law No. 6593, the lands described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) a use which is normally and customarily incidental, subordinate and exclusively devoted to the principle use, building or structure of and on those lands comprising Block 2 upon which an automobile service station is presently established.

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-135".

4. Sheet No. E. 7 of the District Maps, appended to and forming part of Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above- "S-135".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

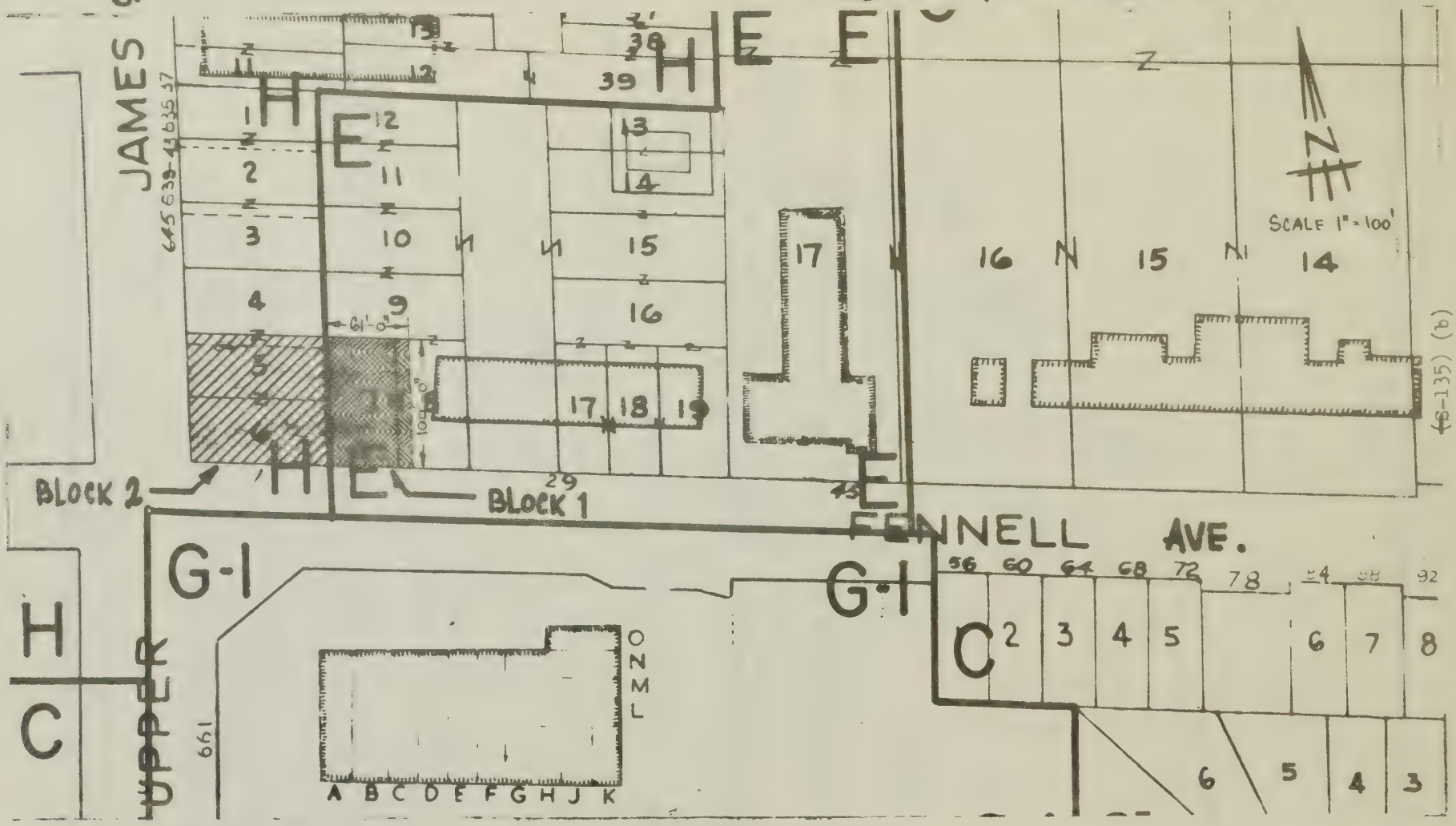
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 10th day of February, A.D. 1970

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW N° 70-42



LEGEND

BLOCK 1 — Lands on part of Sheet No. E-7 of the Zoning District Maps to be re-zoned from "E" (Multiple Dwellings, Lodges, Clubs, etc.) District to "H" (Community Shopping and Commercial, etc.) District.

BLOCK 1 / BLOCK 2 — Lands to be regulated as described in By-law No. 70-42.

SCHEDULE S-136

BY-LAW NO. 70-204

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Notwithstanding

(1) the "E" (Multiple Dwellings, Lodges, Clubs, etc.) district provisions of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, those lands located in the area between St. Joseph's Drive and Arkledun Avenue and shown on Sheet No. E.6 of the District Maps appended to and forming part of Zoning By-law No. 6593,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B";

(b) a density of development not exceeding a gross floor area of 140,000 square feet;

(c) a density of development that provides not less than 150 parking spaces.

2. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-136".

3. Sheet No. E.6 of the District Maps, appended to and forming part of Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above - "S-136".

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 28th day of July, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

PLAN SHOWING

PART OF LOTS 14, 15 & 16

EAST OF JOHN ST. BETWEEN ST. JOSEPH'S DR. & ARKLEDUN AVE.

AS SHOWN ON

R. J HAMILTON SURVEY

BEING

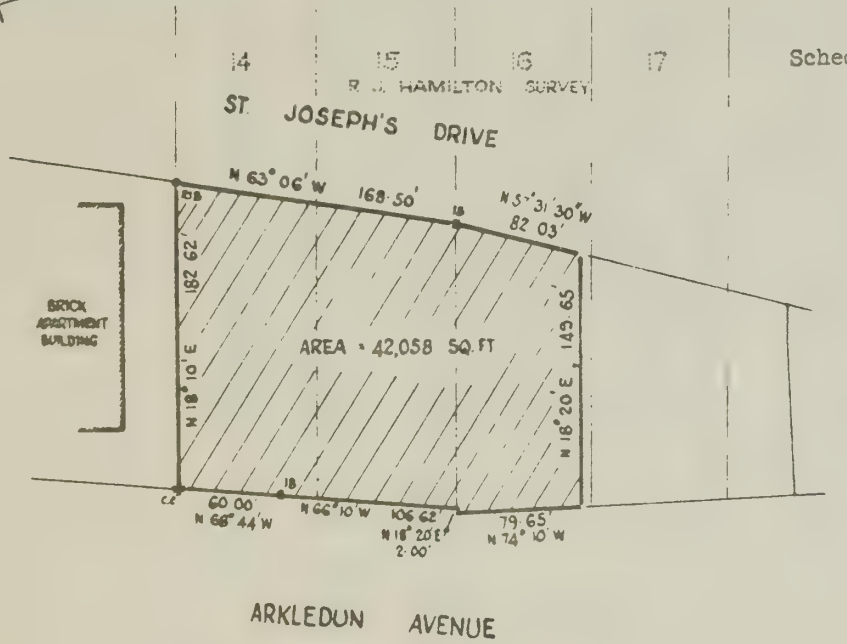
PART OF LOT 13 - CON. 3 - TWP. OF BARTON

NOW IN THE

CITY OF HAMILTON

SCALE: 1" = 100'

Schedule "A" to By-law No. 70-204



CLAREMONT HILL ACCESS ROAD

(S-136) (a)

MACKAY & MACKAY & PETERS

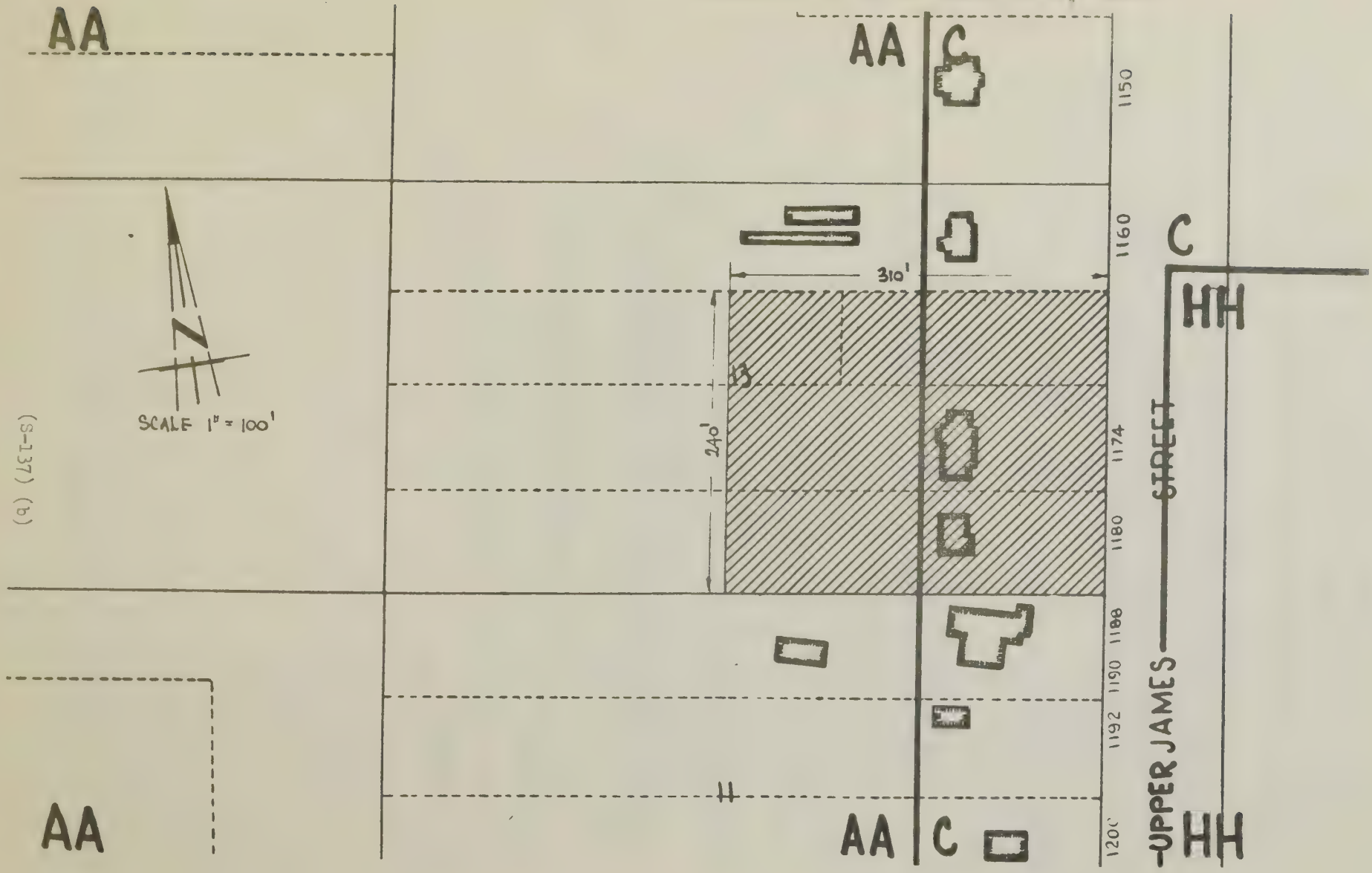
ENGINEERS & LAND SURVEYORS

25 HUGHSON STREET S.

HAMILTON, ONTARIO

JULY 20, 1970

SCHEDULE "A" TO BY-LAW Nº 69-285



(S-137) (b)

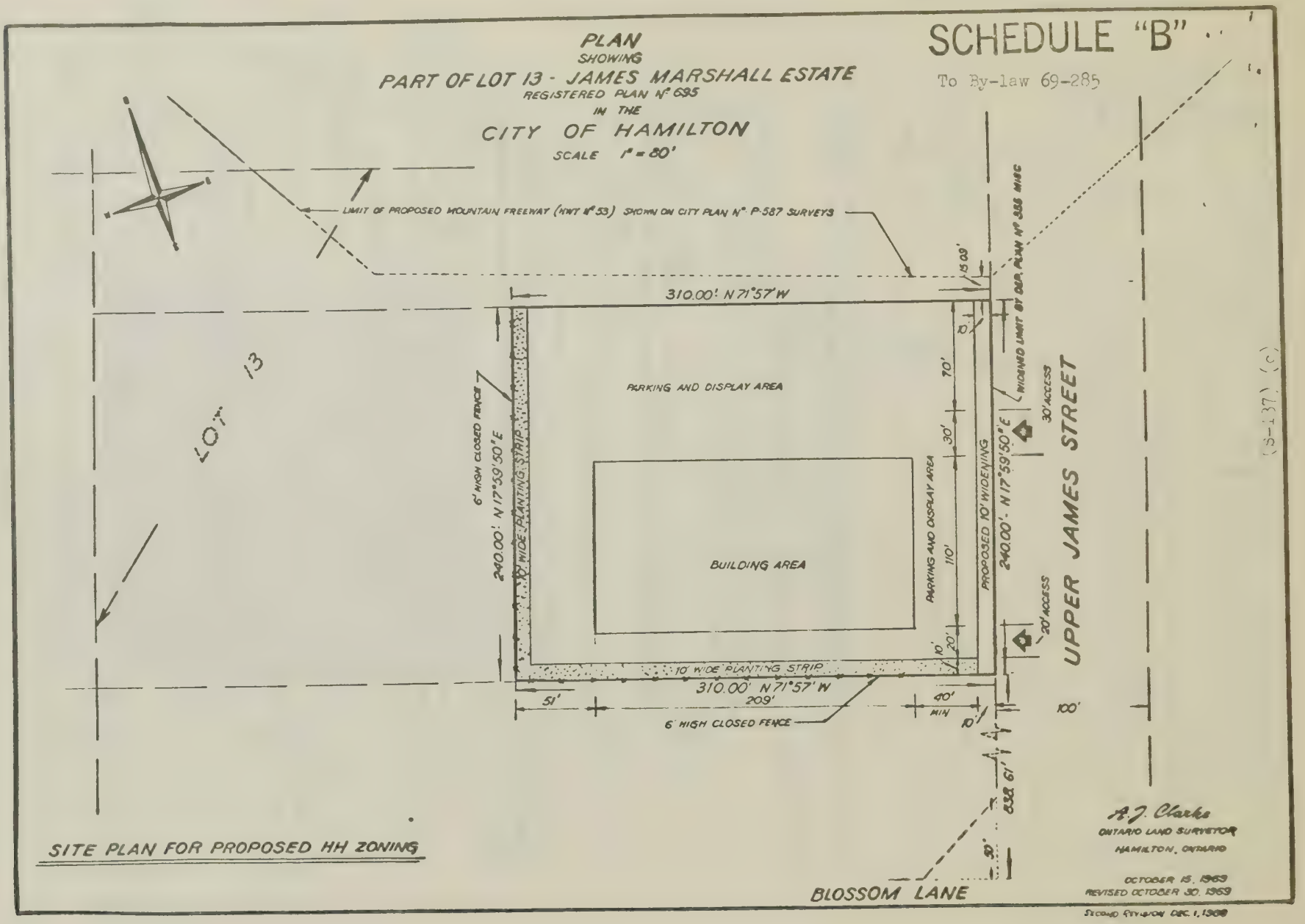
LEGEND

Lands on part of Sheet No. W-9B of the Zoning District Maps to be re-zoned from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to [illegible] and Commercial, etc.) District.

SCHEDULE "B"

To By-law 69-285

PLAN
SHOWING
PART OF LOT 13 - JAMES MARSHALL ESTATE
REGISTERED PLAN N° 695
IN THE
CITY OF HAMILTON
SCALE 1" = 80'



SITE PLAN FOR PROPOSED HH ZONING

A.J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

OCTOBER 15, 1969
REVISED OCTOBER 30, 1969
SECOND REVISION DEC. 1, 1969

(S-137) (c)

SCHEDULE S-138

BY-LAW NO. 70-141

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W. 11 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "J" (Light and Limited Heavy Industry, etc.) district to "E-3" (High Density Multiple Dwellings) district, those lands located between Queen Street and Oxford Street in the area north of York Street,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "E-3" District provisions, the lands herein,

the extent and boundaries of which are described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended, or enlarged nor shall any lands be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B" and the Details of Development therein, and

(b) a density of development not exceeding 369,860 square feet.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-138".

4. Sheet No. W. 11 of the District Maps, appended hereto and forming part of Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above "S-138".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

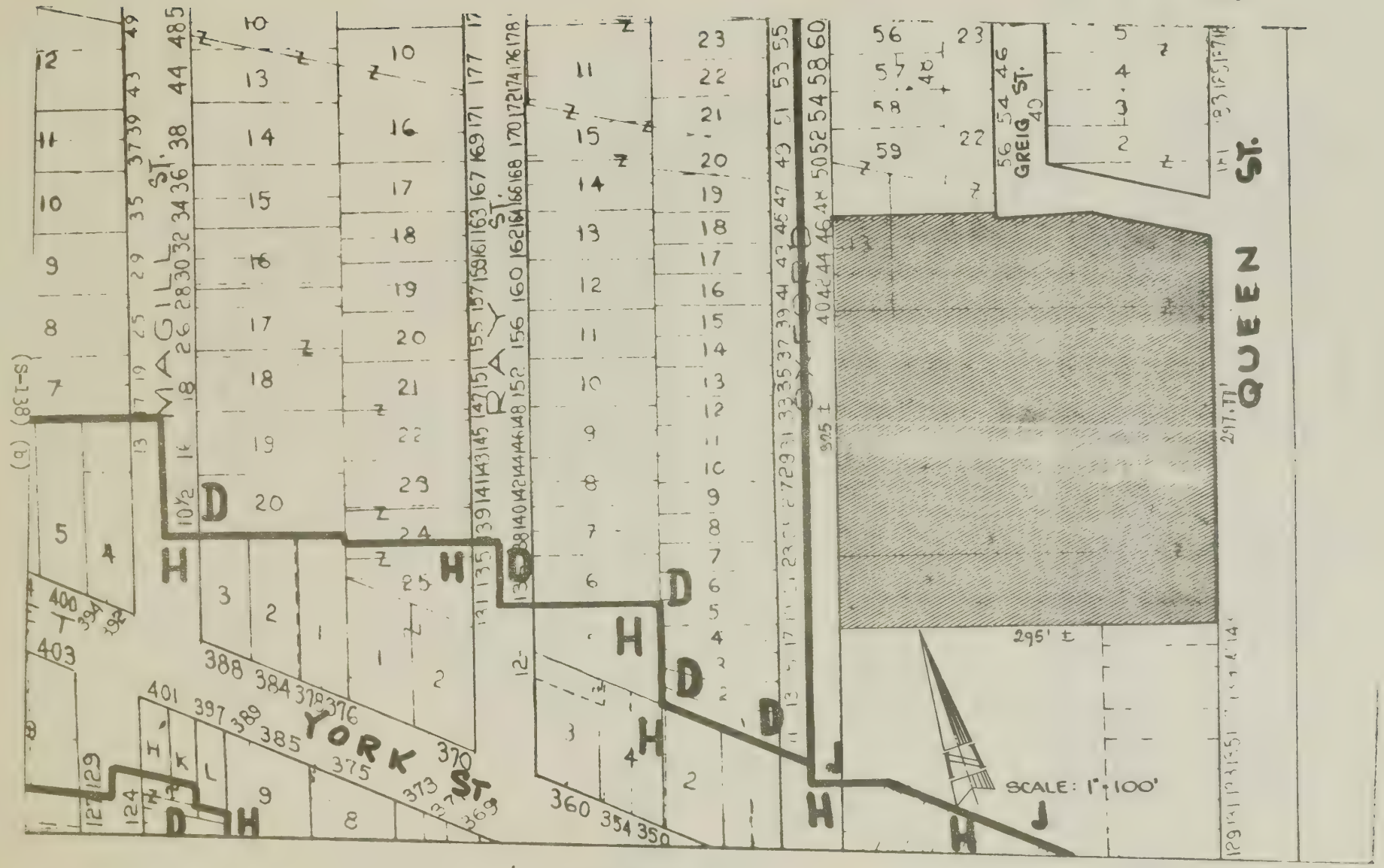
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 26th day of May, A.D. 1970.

E. A. SIMPSON,
City Clerk.

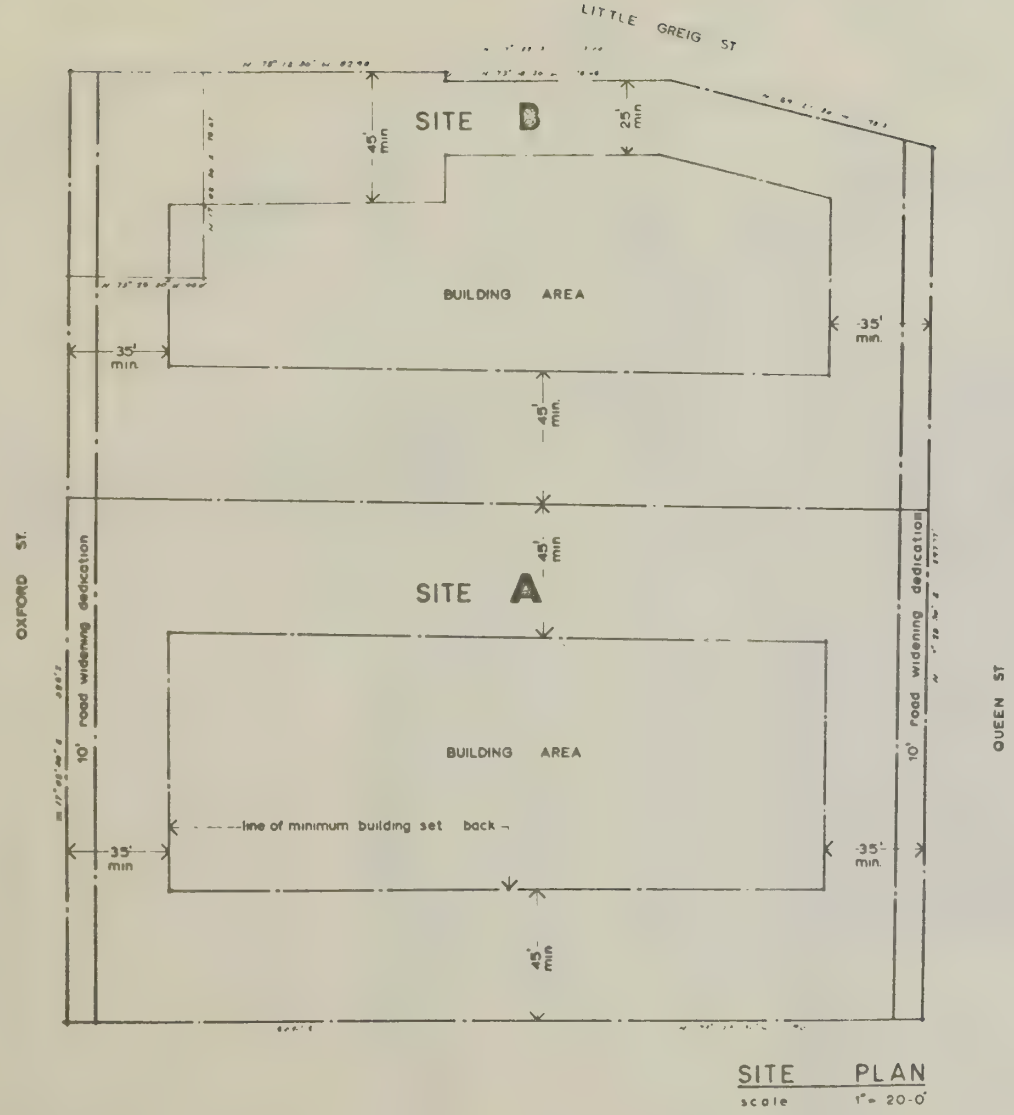
VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº 70-141



LEGEND

LANDS ON PART OF SHEET Nº: W-11 OF THE ZONING DISTRICT MAPS TO BE RE-ZONED FROM "J" (LIGHT AND LIMITED HEAVY INDUSTRY, ETC.) DISTRICT TO "E3" (HIGH DENSITY MULTIPLE DWELLINGS) DISTRICT.



SITE PLAN

scale 1" = 20-0"

general information

site A

1. site area	52,000	sq. ft.
2. max. bldg coverage	12,800	sq ft.
3. gross floor area	210,000	sq ft. max
4. max. height	23	stories
5. max. n° units	308	
6. min parking ratio	100	%
	80	% underground
7. landscaping	31,000	sq ft min

site B

1. site area	41,000	sq ft
2. max. bldg coverage	9,000	sq ft.
3. gross floor area	159,860	sq ft. max
4. max. height	20	stories
5. max. n° units	242	
6. min parking ratio	100	%
	80	% underground
7. landscaping	19,000	sq ft min

SCHEDULE "B" TO BY-LAW N° 70-141

PROPOSED APARTMENT PROJECT

oxford & queen streets hamilton - ontario

FOR J.D.S. INVESTMENTS LTD.

PETROFF & JERUSALEM ARCHITECTS
40 LOMBARD AVENUE WEST TORONTO 12, ONTARIO

(S-138) (c)

SCHEDULE S-140

BY-LAW NO. 70-48

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No.'s E. 94 and E. 95 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A. D. 1950 is hereby amended as follows:

(1) by changing from "C" (Urban Protected Residential, etc.) District to "DE" (Low Density Multiple Dwellings) District, those lands located north of Queenston Road in the area east of Potruff Road,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "DE" District provisions of Zoning By-law No. 6593, the lands herein,

the extent and boundaries of which are described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B",

(b) a registered Plan of Subdivision.

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-140".

4. Sheets No.'s E. 94 and E. 95 of the District Maps, appended to and forming part of Zoning By-law No. 6593, are hereby amended by marking the lands referred to in Section 1, above "S-140".

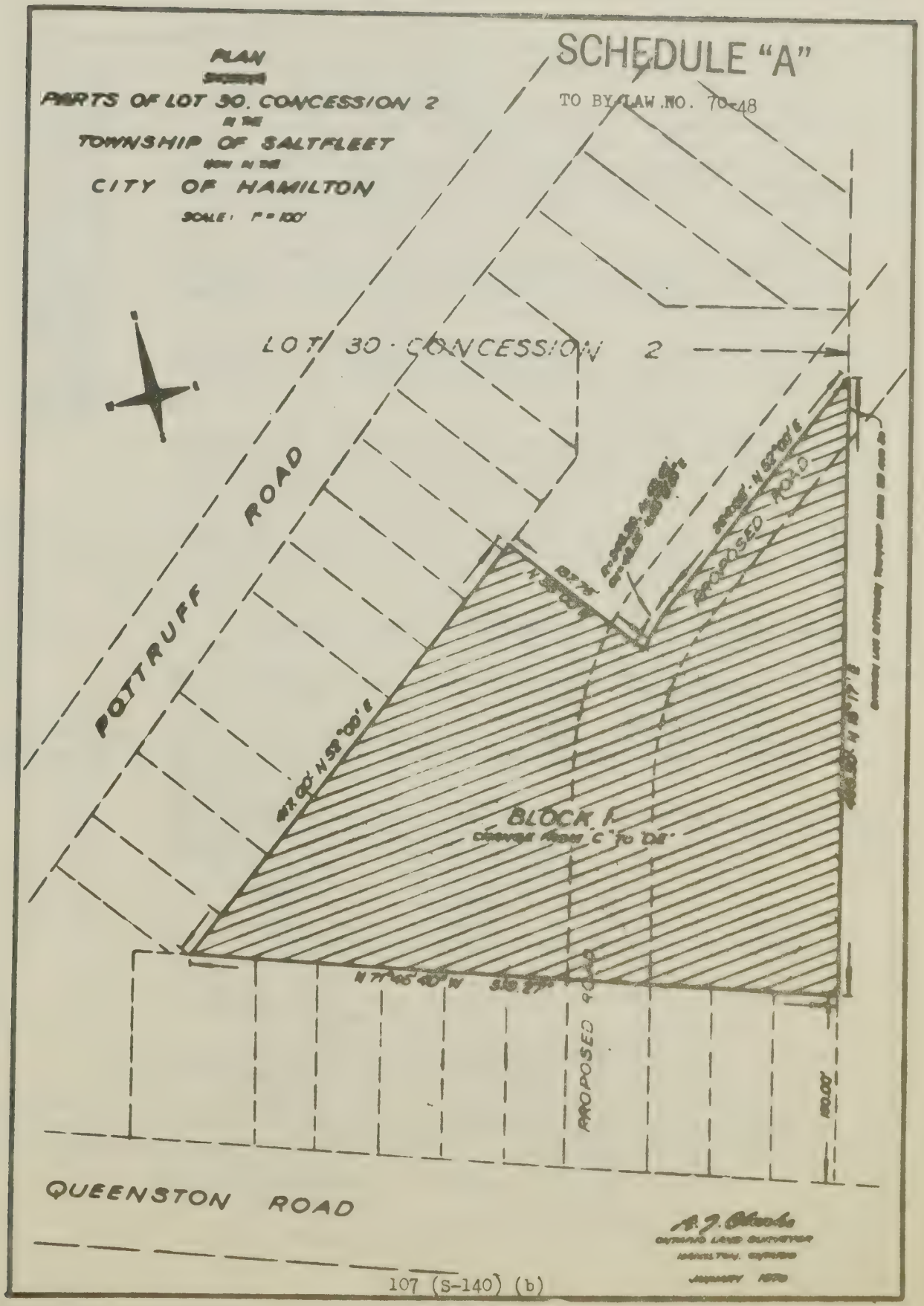
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 24th day of February, A.D. 1970.

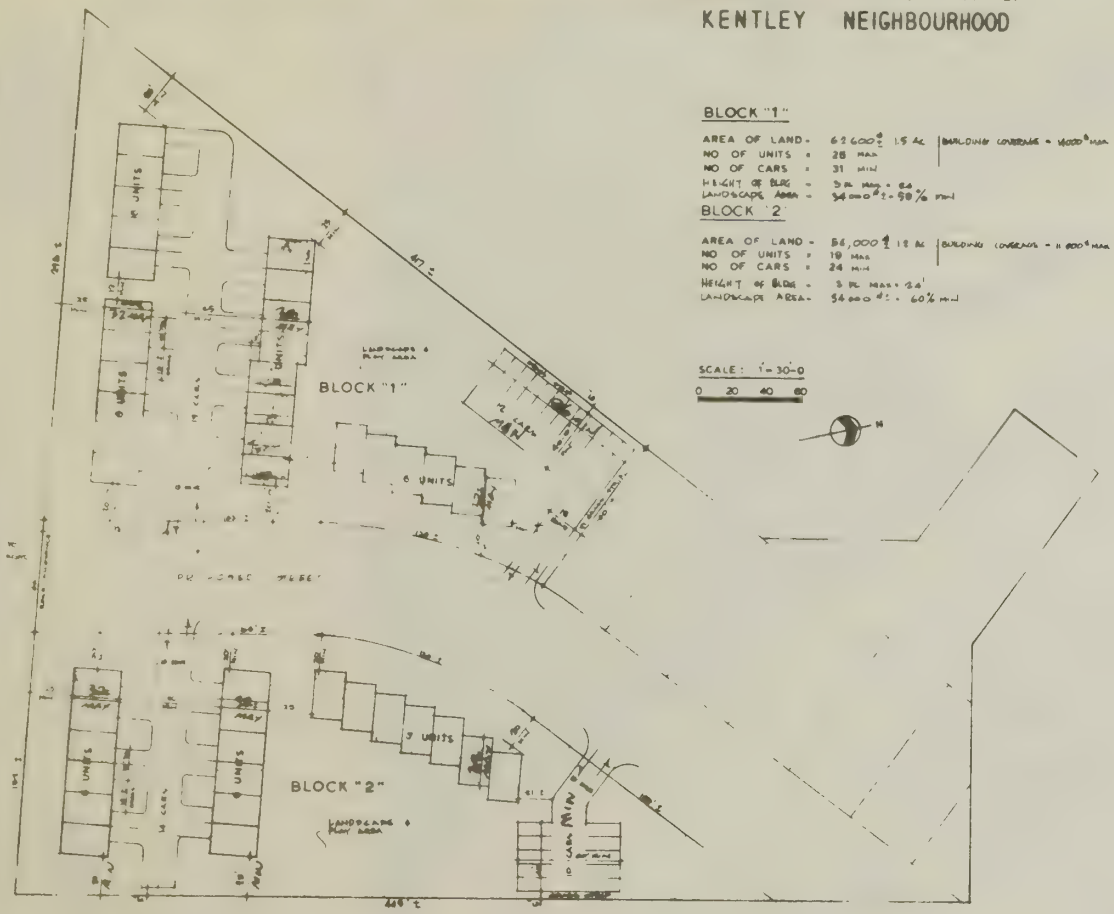
E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.


SCHEDULE "A"
TO BY-LAW NO. 76-48
PLAN
PARTS OF LOT 30, CONCESSION 2
IN THE
TOWNSHIP OF SALTFLEET
NOW IN THE
CITY OF HAMILTON
SCALE: 1" = 100'
LOT 30 - CONCESSION 2
POTTRUFF ROAD
PROPOSED ROAD
BLOCK F
Change from "C" to "DE"
PROPOSED ROAD
QUEENSTON ROAD
A. J. Woods
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO
JANUARY 1976

PROPOSED SITE PLAN FOR PART OF

KENTLEY NEIGHBOURHOOD



BLOCK "1"

AREA OF LAND - 62,600 ft² 1.5 AC | BUILDING COVERAGE = 16000 ft² MAX = 25%
NO OF UNITS = 28 MAX
NO OF CARS = 31 MIN
HEIGHT OF BLDG = 3 PL MAX = 34'
LANDSCAPE AREA = 54000 ft² = 90% MIN

BLOCK "2"

AREA OF LAND - 56,000 ft² 1.3 AC | BUILDING COVERAGE = 11,200 ft² MAX = 20%
NO OF UNITS = 19 MAX
NO OF CARS = 24 MIN
HEIGHT OF BLDG = 3 PL MAX = 34'
LANDSCAPE AREA = 54000 ft² = 60% MIN

SCALE: 1-30-0

0 20 40 60

SCHEDULE "B"

TO BY-LAW NO. 70-48

107 (S-140) (o)

44 TOWNHOUSE DEVELOPMENT

HAMILTON ONTARIO

TYMOSHUK & TYMOSHUK
ARCHITECTS
HAMILTON ONTARIO

SCHEDULE S-141

BY-LAW NO. 70-14

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No's W. 27B and W. 27C of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, those lands comprised of Block 1 and Block 2 located in the area on the west side of Garth Street and extending north from Stone Church Road, and

(2) by changing from "AA" (Agricultural) District to "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District, those lands comprised of Block 3 Block 4, Block 5 and Block 6 located in the area on the west side of Garth Street extending north from Stone Church Road, and

(3) by changing from "AA" (Agricultural) District to "DE" (Low Density Multiple Dwellings, etc.) District, those lands comprised of Block 7 and Block 8 located in the area on the west side of Garth Street extending north from Stone Church Road, and

(4) by changing from "AA" (Agricultural) District to "G" (Neighbourhood Shopping Centre, etc.) District, those lands comprised in Block 9 and Block 10 located in the area on the west side of Garth Street extending north from Stone Church Road,

the extent and boundaries of which Block 1, Block 2, Block 3, Block 4, Block 5, Block 6, Block 7, Block 8, Block 9 and Block 10 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "DE" District provisions of Zoning By-law No. 6593, the lands comprised in Block 7 and Block 8 and

(2) the "G" District provisions of Zoning By-law No. 6593, the lands comprised in Block 9 and Block 10,

the extent and boundaries of which are described in and on Schedule "A", shall be subject to the requirement that no building or structure shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton, and

(b) a registered Plan of Subdivision, and

(c) a town house development for Block 7 and Block 8 having a density of development not exceeding one dwelling unit for each 3,000 square feet of lot area.

(3) the "C" District provisions of Zoning By-law No. 6593, the lands comprised in Block 1 and Block 2, and

(4) the "D" District provisions of Zoning By-law No. 6593, the lands comprised in Block 3, Block 4, Block 5 and Block 6,

the extent and boundaries of which are described in and on Schedule "A", shall be subject to the requirement that no building or structure shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) a registered Plan of Subdivision.

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as "S-141".

4. Sheets No's W. 27B and W. 27C of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Subsection (3) and (4) of Section 1, above - "S-141".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

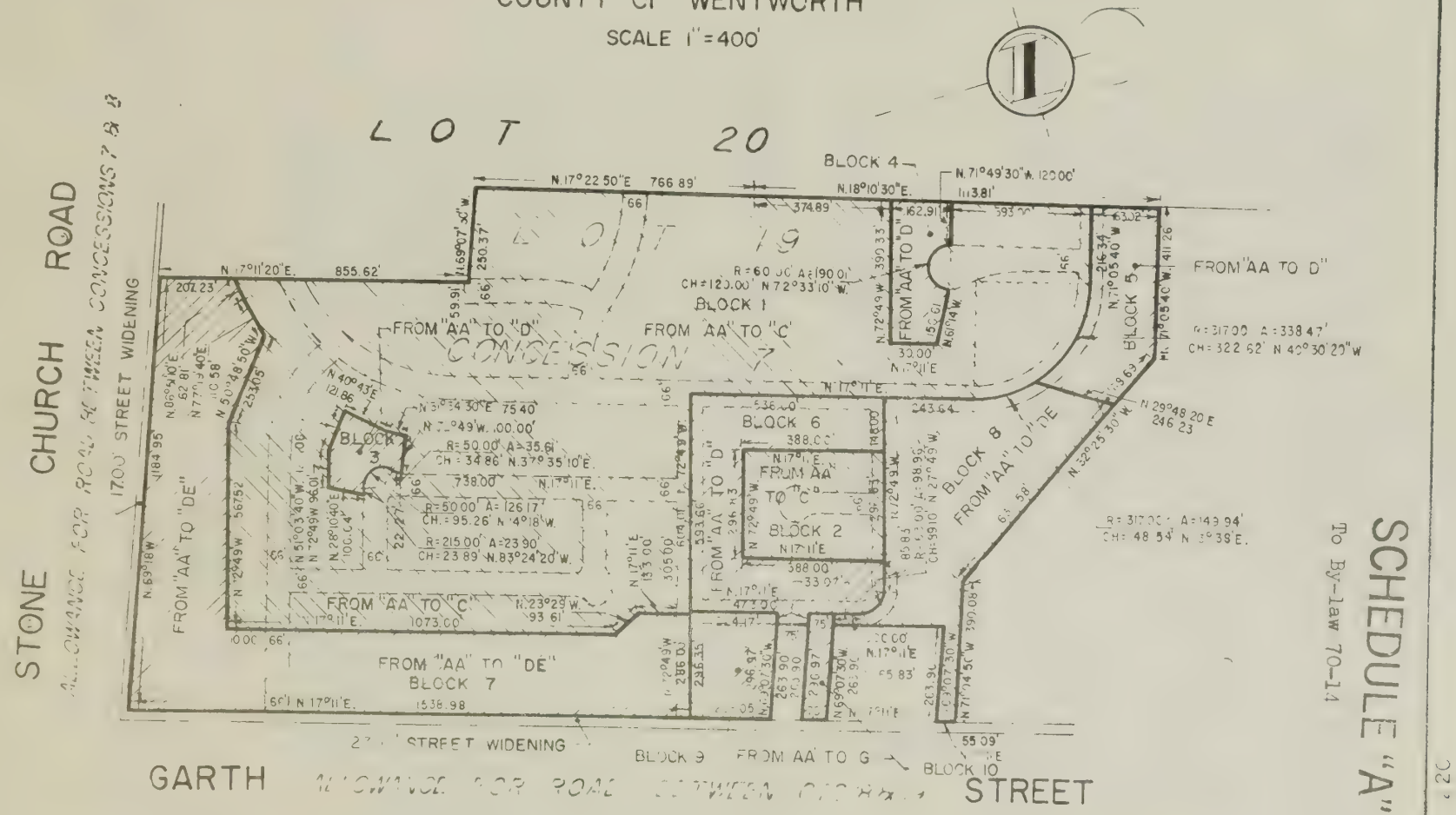
PASSED this 13th day of January A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

PLAN TO SHOW PARTS OF LOT 19 CONCESSION 7
IN THE TOWNSHIP OF BARTON NOW IN THE CITY OF HAMILTON
COUNTY OF WENTWORTH

SCALE 1" = 400'



NOTE:

BEARINGS HEREON ARE ASTRONOMIC DERIVED FROM POLARIS OBSERVATION AND REFERRED TO THE MERIDIAN THROUGH THE SOUTH-EAST ANGLE OF LOT 19 CONCESSION 7, TOWNSHIP OF BARTON.

D. C. Howe

D. C. HOWE
DATED 24 OCTOBER 1969
JOHN ST. S. HAMILTON

FEDERAL-PROVINCIAL LAND ASSEMBLY
HAMILTON
REZONING IN GILKSON NEIGHBOURHOOD

MARSHALL, MACKLIN and MONAGHAN
LIMITED

SCHEDULE "A"
To By-law 70-14

(S-141) (o)

L-665

H-69-204, 69-220

SCHEDULE S-142

BY-LAW NO. 70-94

To Amend Zoning By-law No. 6593

WHEREAS By-law No. 67-198 passed the 18th day of July, 1967 did change from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings) district, those lands comprised of Block 4 located in the area east of Upper Paradise Road between Mohawk Road West and Limeridge Road West;

AND WHEREAS the Ontario Municipal Board did by Order dated the 11th day of April, 1968, approve the said By-law No. 67-198;

AND WHEREAS the said Block 4 may now be more particularly described as located in the area on the South side of Purnell Drive and the East side of Clifton Downs Road;

AND WHEREAS it is expedient to regulate the said Block 4 in accordance with an approved Site Plan.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The Site Plan hereto annexed as Schedule "B" is approved, defined and adopted to require that:

(1) Notwithstanding

(a) the "DE" District provisions of Zoning By-law No. 6593, passed on the 25th day of July, 1950, the lands comprised of Block 4,

the extent and boundaries of which Block 4 are described in and on a Schedule "A" to By-law No. 67-198, shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(i) the approved Site Plan and details of development thereon, hereto annexed as Schedule "B".

2. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-142".

3. Sheet No. W 27 (a) of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is amended by marking the lands referred to as Block 4 in Schedule "A" to By-law No. 67-198, "S-142".

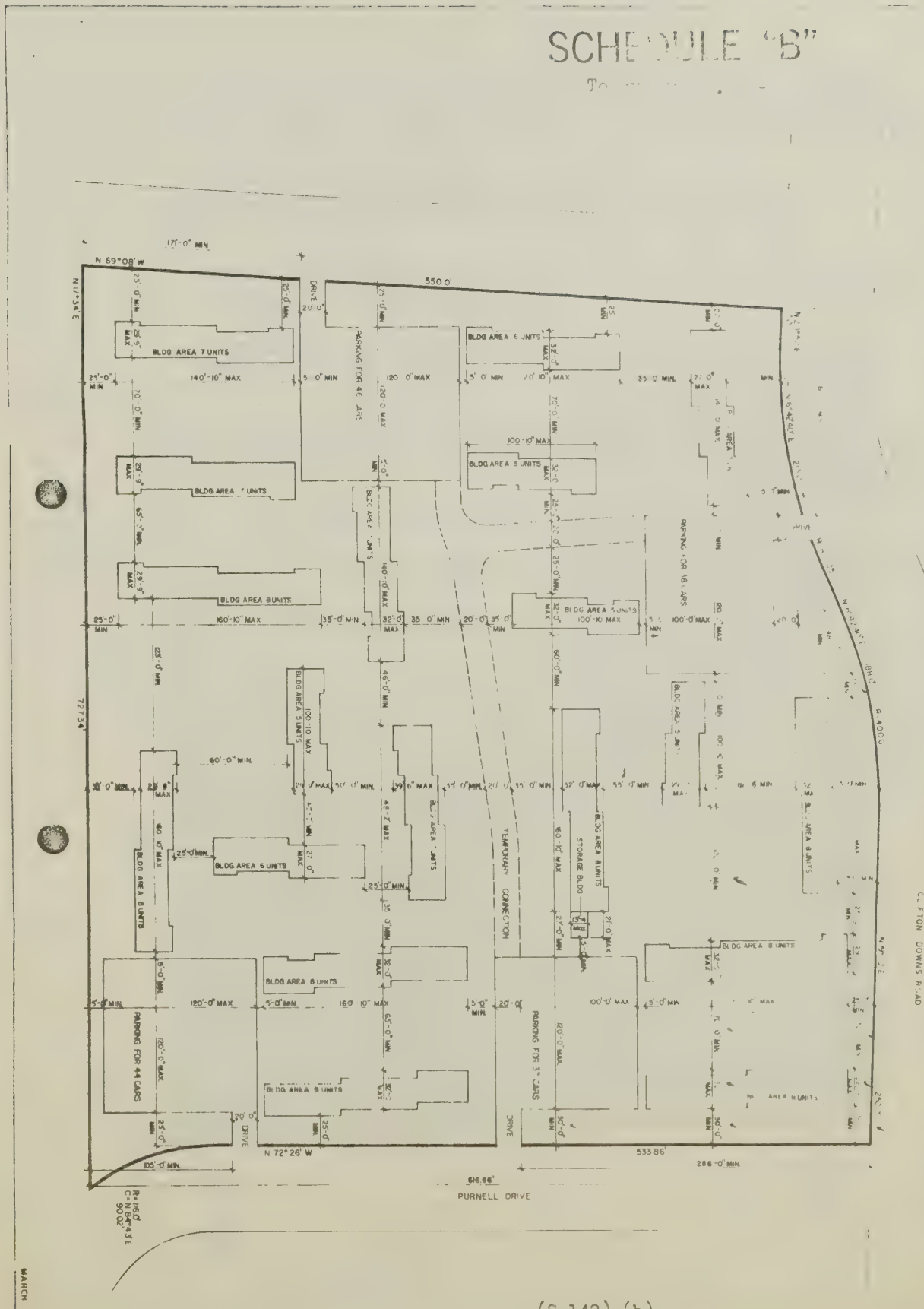
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 31st day of March, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.


SCHEDULE "B"
N 69°08' W
350.0'
N 72°26' W
533.86'
286'-0" MIN.
646.66'
PURNELL DRIVE
BLDG AREA 7 UNITS
BLDG AREA 6 UNITS
BLDG AREA 5 UNITS
BLDG AREA 8 UNITS
PARKING FOR 44 CARS
PARKING FOR 18 CARS
PARKING FOR 37 CARS
TEMPORARY CONNECTION
STORAGE BLDG
DRIVE
CLIFTON DOWNS ROAD
MARCH 1970

(S-142) (b)

SCHEDULE S-144

BY-LAW NO. 70-58

To Amend The Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No.'s E. 103 and E. 104 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 are amended as follows:

(1) by changing from "JJ" (Restricted Light Industrial) district to "DE" (Low Density Multiple Dwellings) district, those lands located in the area on the south side of Barton Street on the west side of Kenora Avenue,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A1" and Schedule "A2".

2. Notwithstanding

(1) the "DE" District provisions of Zoning By-law No. 6593, the lands herein,

the extent and boundaries of which are described in Schedule "A1" and Schedule "A2", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-144".

4. Sheets No.'s E. 103 and E. 104 of the District Maps, appended to and forming part of Zoning By-law No. 6593 are hereby amended by marking the lands referred to in Section 1, above - "S-144".

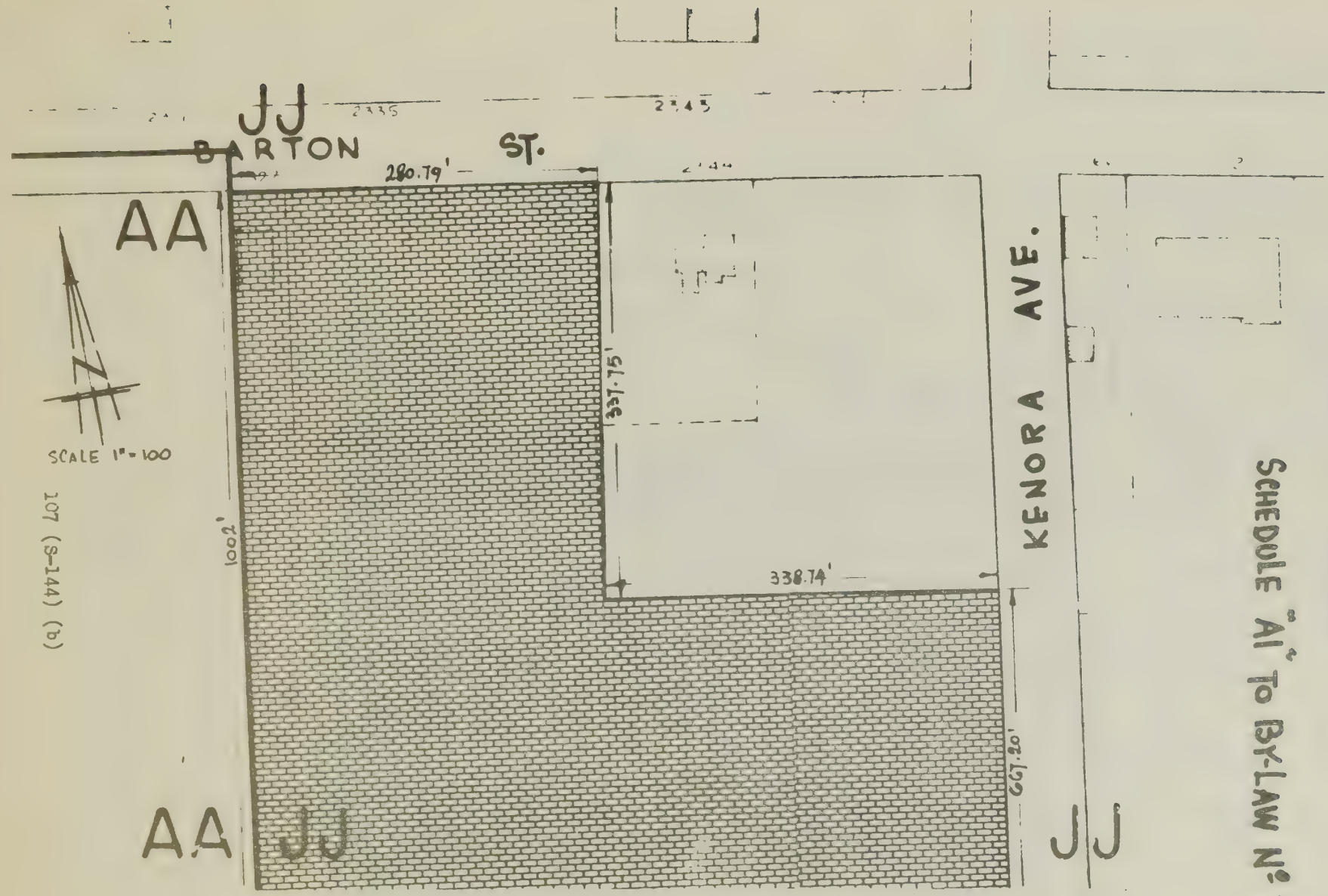
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 24th day of February, A.D. 1970.

E. A. SIMPSON,
City Clerk.

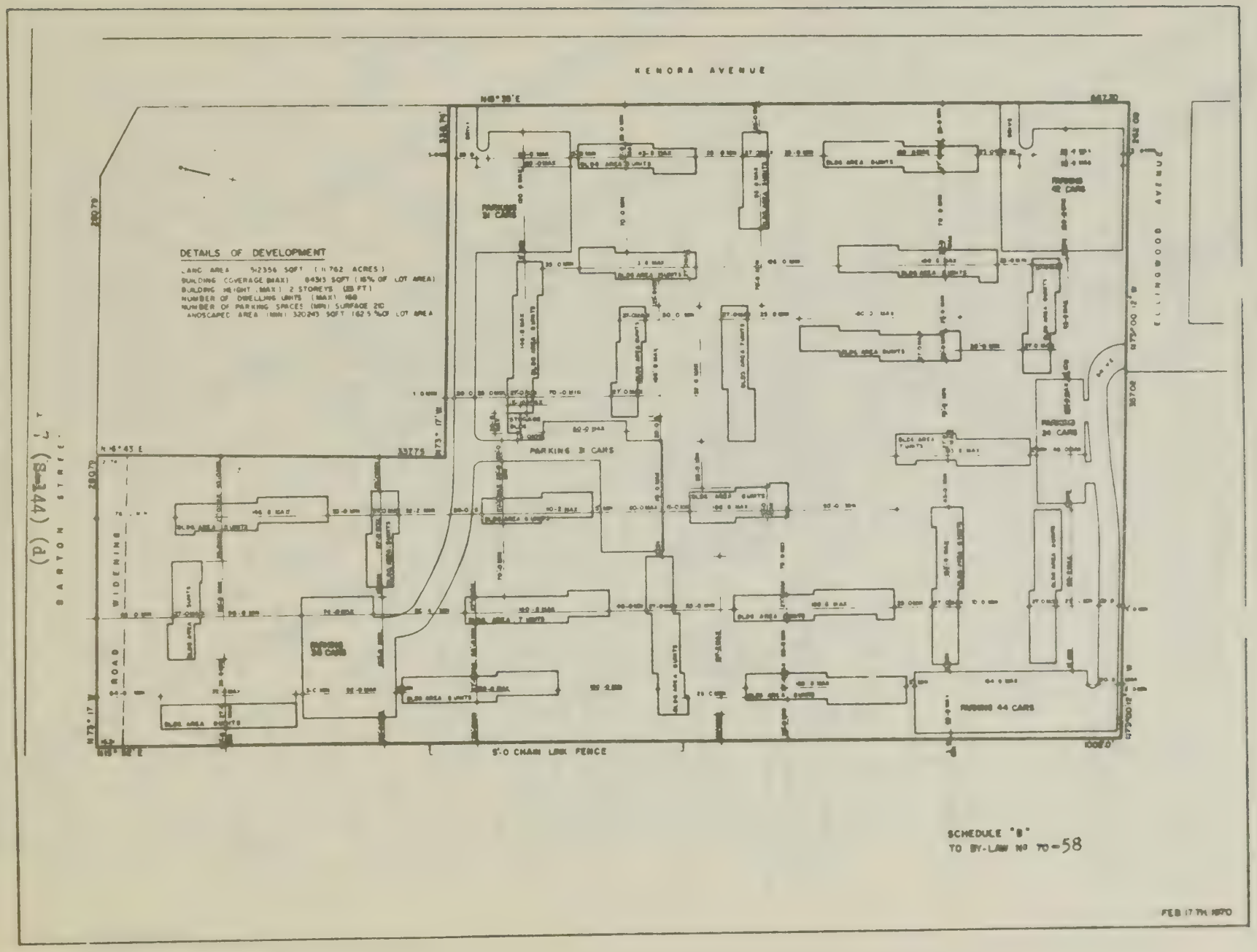
VICTOR COPPS,
Mayor.



LEGEND

Lands on part of Sheet No. E.103 of the Zoning District Maps to be re-zoned from "JJ" (Restricted Light Industrial) District to "DE" (Low Density Multiple Dwellings) District.

SCHEDULE "A2" TO BY-LAW Nº 70-58


KENORA AVENUE
ELLINGWOOD AVENUE
BARTON STREET
WIDENING
DETAILS OF DEVELOPMENT
PARKING 31 CARS
PARKING 44 CARS
5'-0 CHAIN LINK FENCE
SCHEDULE "B"
TO BY-LAW NO 70-58
FEB 17TH 1970

SCHEDULE S-145

BY-LAW NO. 70-124

To Amend Zoning By-law No. 6593.

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.33 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "G" (Neighbourhood Shopping Centre) district to "H" (Community Shopping and Commercial, etc.) district, those lands located in the area on the north side of Main Street West, west of Newton Avenue,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "H" district provisions of Zoning By-law No. 6593 the lands herein,

the extent and boundaries of which are described in Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B" and the details of development thereon.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-145".

4. Sheet No. W. 33 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above - "S-145".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

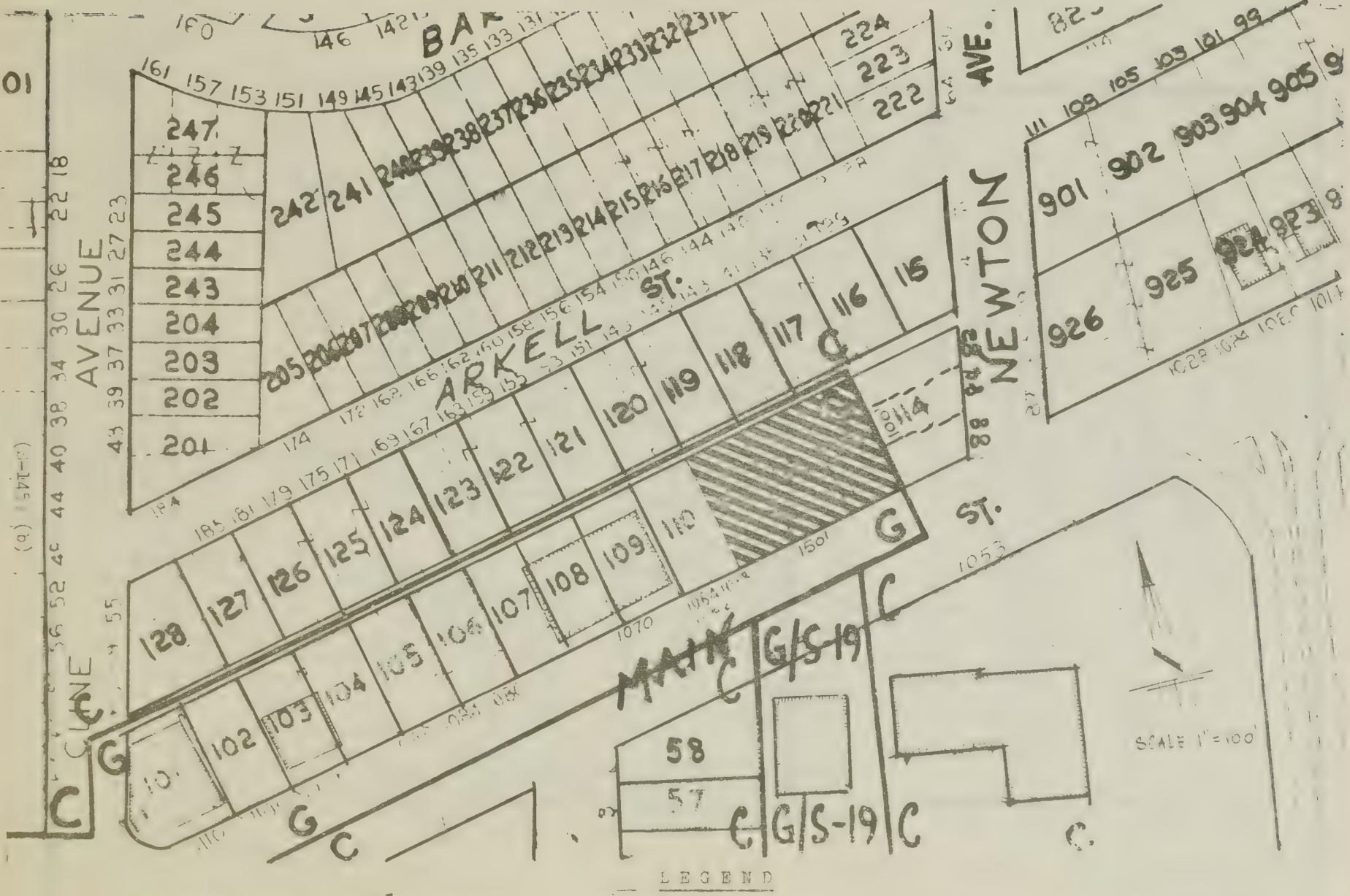
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 12th day of May. A.D. 1970.

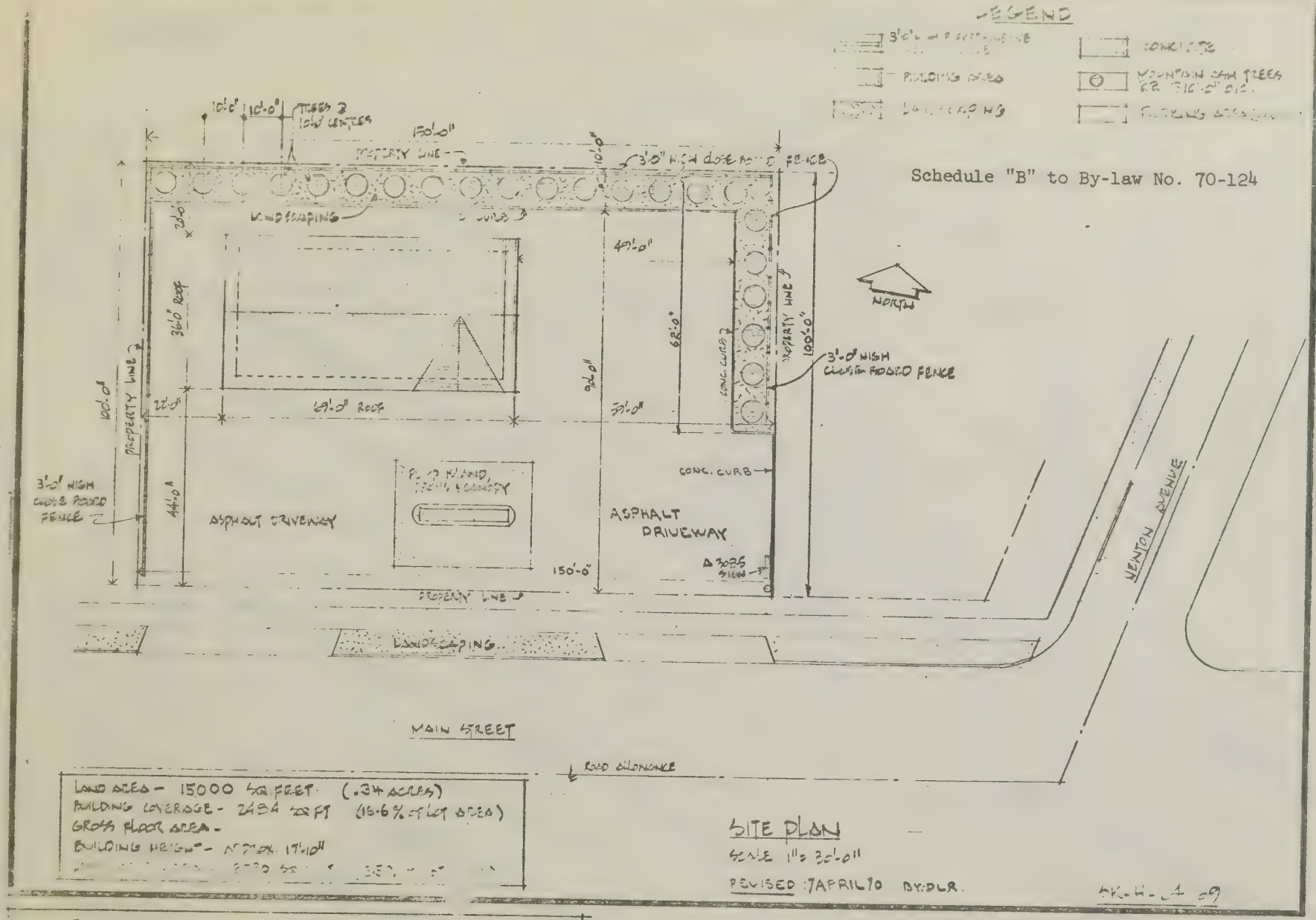
E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW Nº 70-124



Lands on part of Sheet No. W-33 of the Zoning District Maps to be re-zoned from "G" (Neighbourhood Shopping Centre, etc.) District to H (Community Shopping and Commercial, etc.) District.


LEGEND
CONCRETE
BUILDING AREA
LANDSCAPING
Schedule "B" to By-law No. 70-124
150'-0"
PROPERTY LINE
LANDSCAPING
3'-0" HIGH CLOSE BOARD FENCE
36'-0" ROOF
69'-0" ROOF
49'-0"
68'-0"
90'-0"
53'-0"
100'-0"
NORTH
3'-0" HIGH CLOSE BOARD FENCE
CONC. CURB
ASPHALT DRIVEWAY
ASPHALT DRIVEWAY
CONC. CURB
150'-0"
PROPERTY LINE
LANDSCAPING
MAIN STREET
ROAD ALLOWANCE
HENTON AVENUE
LAND AREA - 15000 SQ. FEET (.34 ACRES)
BUILDING COVERAGE - 2484 SQ FT (16.6% OF LOT AREA)
GROSS FLOOR AREA -
BUILDING HEIGHT - APPROX. 17'-10"
SITE PLAN
SCALE 1" = 30'-0"
REVISED: 7 APRIL 70 BY: DLR.
1020 MAIN STREET
HAMILTON, ONTARIO

(S-145 (c)

SCHEDULE S-146

BY-LAW NO. 70-126

To Amend Zoning By-law No. 6593

The Council of the Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E. 53 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 is hereby amended as follows:

(1) by changing from "D" (Urban Protected Residential, - One and Two Family Dwellings, etc.) district to "H" (Community Shopping and Commercial, etc.) district, those lands located on the north side of Argyle Avenue in the area east of Ottawa Street,

the extent and boundary of which is described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "H" district provisions of Zoning By-law No. 6593, the lands herein,

the extent and boundaries of which are described in Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) a use wherein all ingress to and all egress from the land described in Schedule "A" is located at no other place than abutting Argyle Avenue.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-146".

4. Sheet No. E.53 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above -"S-146".

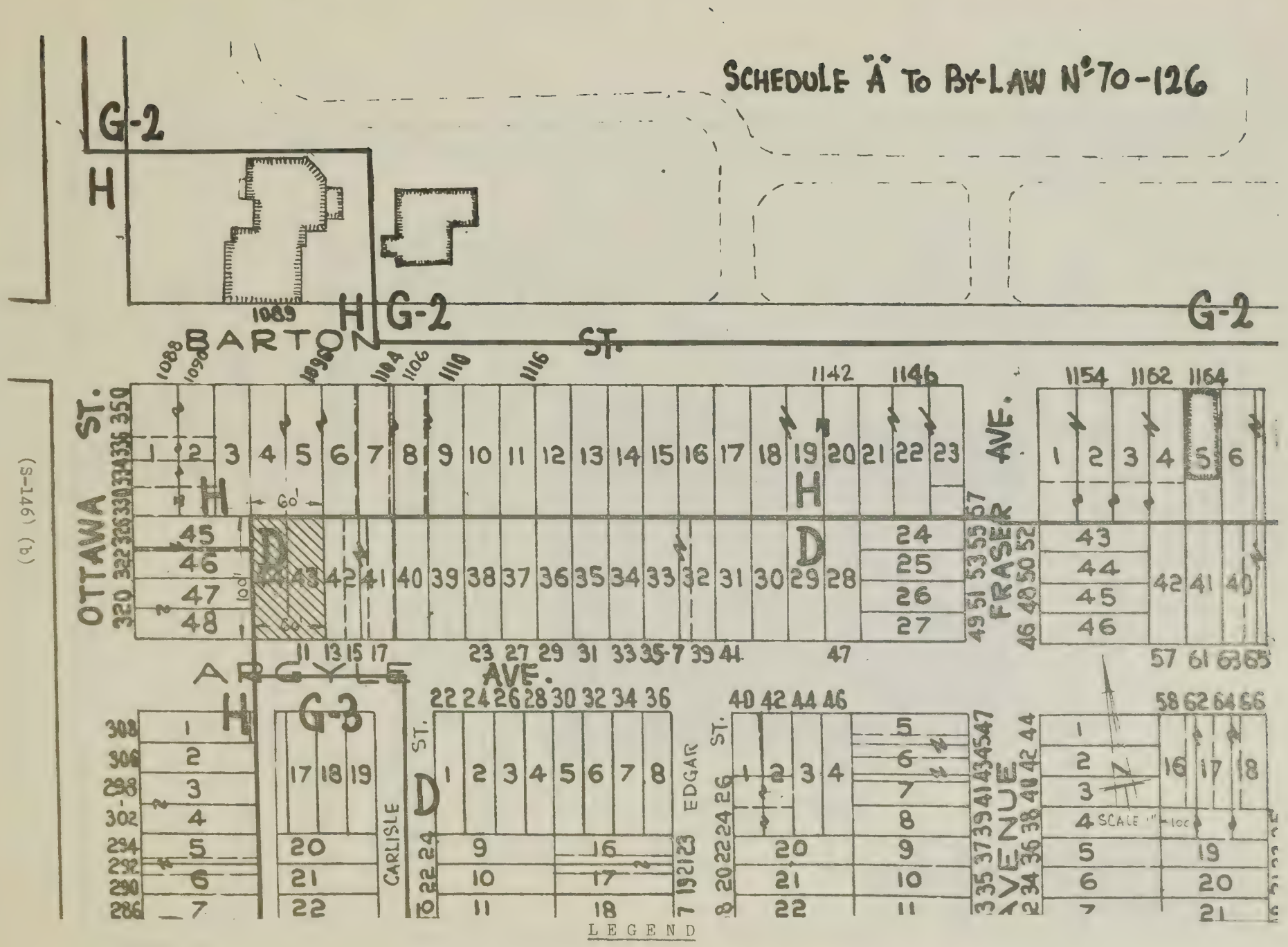
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 12th day of May, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.


SCHEDULE "A" TO BY-LAW N° 70-126
G-2
H
1089
BARTON ST.
OTTAWA ST.
FRASER AVE.
ARKLEY AVE.
EDGAR ST.
CARLISLE AVENUE
D
G-3
60'
100'
SCALE 1" = 100'
LEGEND
Lands on part of Sheet No. E-53 of the Zoning District Maps to be re-zoned from "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District to "H" (Community Shopping and Commercial, etc.) District.

SCHEDULE S-147

BY-LAW NO. 70-202

To Amend Zoning By-Law No. 6593

Respecting:

Lands in the area West of
Bay Street between Simcoe
Street and Strachan Street

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No.'s W.2 and W.3 of the District Maps, appended to and forming part of Zoning By-Law No. 6593, passed on the 25th day of July, 1950 are hereby amended as follows:

(1) by changing from "J" (Light and Limited Heavy Industry, etc.) district to "E" (Multiple Dwelling, Lodges, Clubs, etc.) district, those lands located in the area west of Bay Street extending between Simcoe Street and Strachan Street,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "E" District provisions of Zoning By-Law No. 6593, the lands herein,

the extent and boundaries of which are described in Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B" and the "Details of Development " therein.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-Law to Section 19B as Schedule "S-147".

4. Sheets No.'s W.2 and W.3 of the District Maps, appended to and forming part of the said By-Law No. 6593, are hereby amended by marking the lands referred to in Section 1, above "S-147".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 28th day of July, A.D. 1970

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

PLAN SHOWING

PART OF LOTS 1 and 4 to 9 IN BLOCK 35, LOTS 1 to 5 in BLOCK 34, LOTS 1 to 8 in BLOCK 33, PART OF THE WATER LOTS IN FRONT OF LOTS 4 and 5 BLOCK 34, PART OF STRACHAN STREET AND ALL OF MARSH STREET IN SIR A N MACNAB SURVEY REG PLAN No 127

AND

PART OF LOTS 15 AND 16 CONCESSION TOWNSHIP OF BARTON

NOW IN THE

CITY OF HAMILTON

SCALE 1" = 50'

SCHEDULE "A" TO BY-LAW No 70-202

SIMCOE STREET

CHANGE FROM "J" TO "E"

BAY STREET

STRACHAN STREET

SURVEYORS CERTIFICATE

I THIS SURVEY AND PLAN ARE CORRECT AND THE REGULATIONS MADE THEREUNDER

I THIS SURVEY WAS COMPLETED ON THE 2ND DAY OF JANUARY 1970

DATE

O.L.S. ONTARIO LAND SURVEYOR

BEARINGS HEREON ARE ASTRONOMIC DERIVED FROM THE ONTARIO CO ORDINATE SYSTEM ZONE 10 CENTRAL MERIDIAN 79° 30 WEST LONGITUDE

LANDS TO BE CONVEYED TO HAMILTON AND [illegible] LABOUR COUNCIL OUTLINED IN GREEN 3.50 Acres

REVISED 2/4/70 & 7/10/70

CITY LANDS OUTLINED IN RED

CITY OF HAMILTON

DEPARTMENT OF [illegible] - LAND SURVEYS

SIMCOE STREET THOMAS CITY LANDS WEST OF BAY STREET

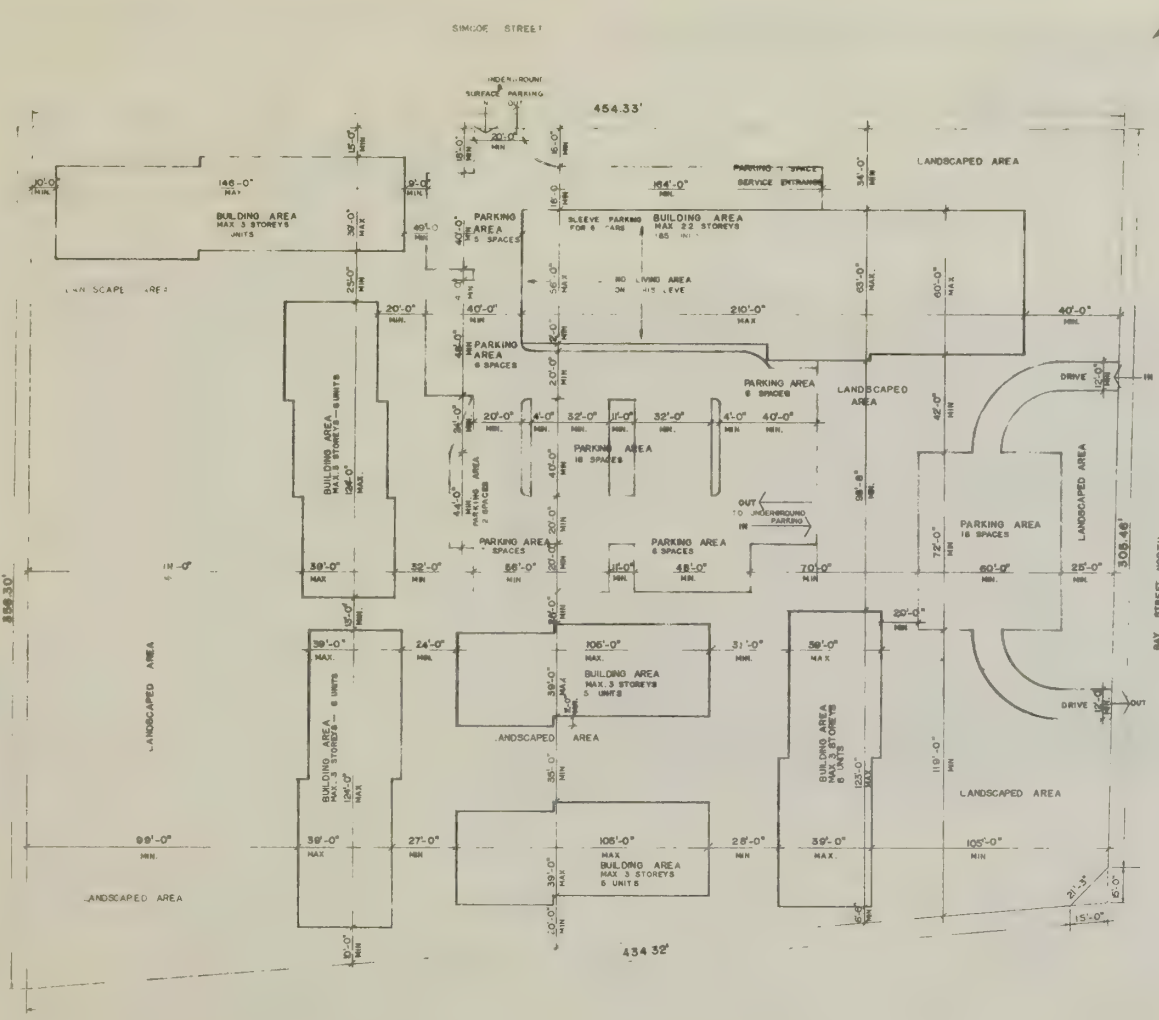
DEP CITY ENGINEER

APPROVED

CITY SURVEYOR

PLAN No. 55-926 SURVEYS

(S-147) (b)



DEVELOPMENT DETAILS

LAND AREA = 152,460 SQ.FT (3.5 ACRES)
GROSS FLOOR AREA = 247,844 SQ. FT
BUILDING COVERAGE =
APARTMENT = 12,258 SQ.FT
TOWNHOUSES = 29,253 SQ FT
TOTAL = 41,511 SQ. FT.
(26.8 % OF LOT AREA)

BUILDING HEIGHTS
APARTMENT = 22 STOREYS MAXIMUM - 185 UNITS
TOWNHOUSES = 3 STOREYS MAXIMUM - 35 UNITS

DWELLING UNITS
2 BEDROOM = 152 — APARTMENT TOWER
3 BEDROOM = 33 — APARTMENT TOWER
4 BEDROOM = 17 — TOWNHOUSES
5 BEDROOM = 18 — TOWNHOUSES
TOTAL = 220

PAVED AREA COVERAGE = 22,732 SQ FT
(14.9% OF LOT AREA)

PARKING SPACES
SURFACE = 75
UNDERGROUND = 200
TOTAL = 275
1.25 SPACES PER UNIT)

LANDSCAPED AREA = 88,217 SQ FT
(57.8 % OF LOT AREA)

SCHEDULE "B" TO BY-LAW NO. 70-202

(S-147) (c)

NOTES
TOTAL SURFACE PARKING SPACES — 87
SLEEVE PARKING — 6
UNDERGROUND PARKING — 200
TOTAL PARKING SPACES — 275
1.25 SPACES PER UNIT

NOTES

GORDON L SUTIN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
HAMILTON CANADA

ALL RIGHTS TO THESE DRAWINGS ARE RESERVED AND THEY MAY NOT BE COPIED NOR USED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF GORDON L SUTIN & ASSOCIATES LIMITED
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING THE WORK. PRINTS ARE NOT TO BE SCALED

PROJECT: PROPOSED CO-OPERATIVE HOUSING DEVELOPMENT
HAMILTON & DISTRICT LABOUR COUNCIL
HAMILTON ONTARIO

DRAWING: ENVELOPE SITE PLAN

DRAWN BY PAH | SCALE 1" = 20'-0" | DRAWING No.
CHECKED BY RH | DATE JULY 1970 | JOB No. 383

SCHEDULE S-148

BY-LAW NO. 70-114

To Amend Zoning By-law No. 6593

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Notwithstanding,

(1) the "E-3" (High Density Multiple Dwellings) district provisions of Zoning By-law No. 6593, passed on the 25th day of July, 1950, those lands located in the areas on the north-west corner of Charlton Avenue and Hughson Street and shown on Sheet No. E. 5 of the District Maps appended to and forming part of the said Zoning By-law No. 6593,

the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the "E-3" (High Density Multiple Dwellings) district provisions, and
(b) each of the following commercial uses, namely;
(i) a bank; and
(ii) a barber shop; and
(iii) a drug store; and
(iv) a restaurant.

2. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-148".

3. Sheet No. "E-5" of the District Maps, appended to and forming part of Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above - "S-148".

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

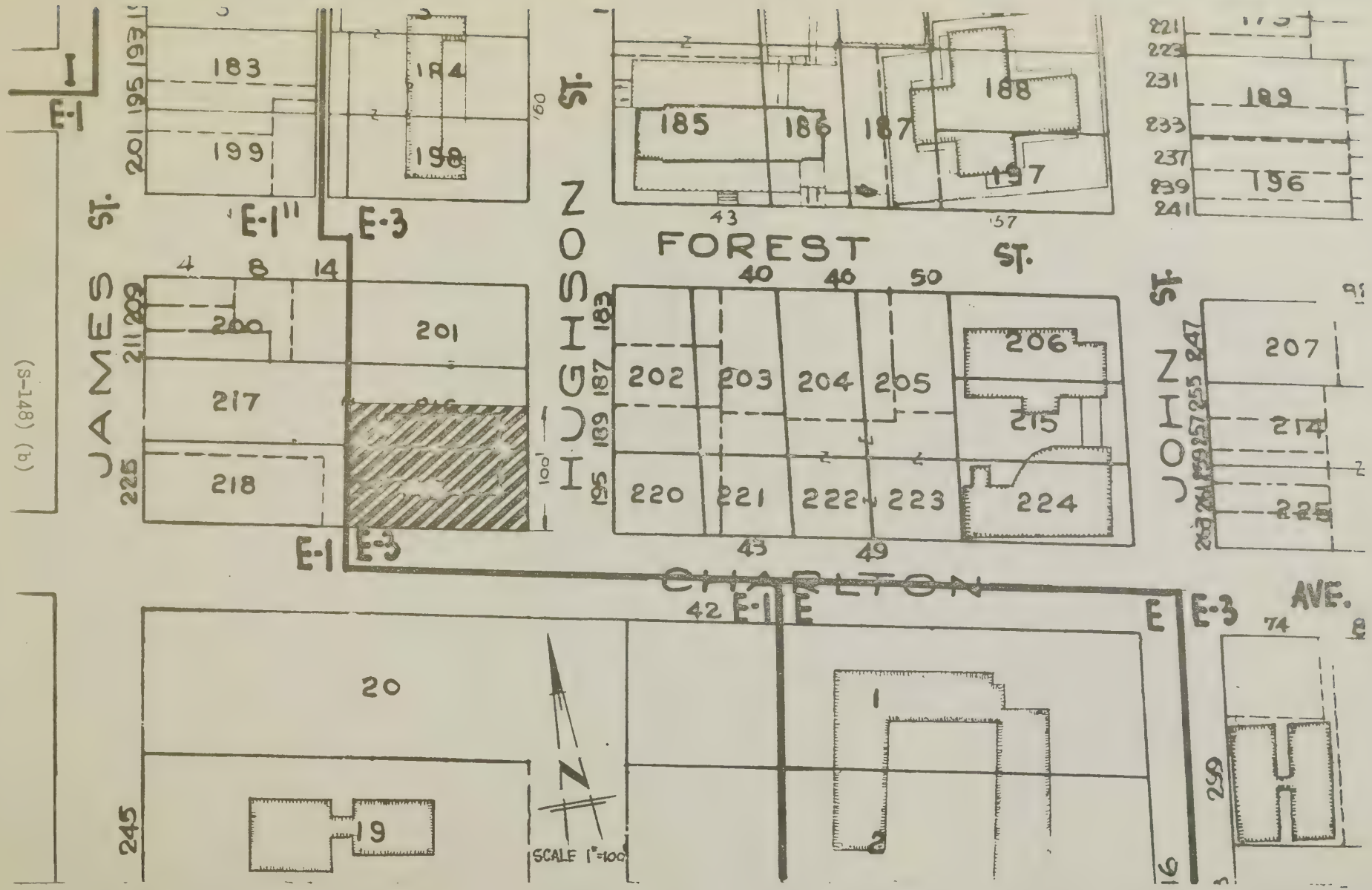
5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 28th day of April, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 70-214



LEGEND

Lands on part of Sheet No. E-5 of the Zoning District Maps to be regulated by By-law No. 70-

SCHEDULE S-150

BY-LAW NO. 70-182

To Amend Zoning By-law No. 6593

Respecting:

Lands in the area on the north side of Darlington Drive, west of Purnell Drive

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.27 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended as follows:

(1) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands comprised of Block 1 and Block 3 located in the area on the north side of Darlington Drive, and

(2) by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwelling) district, those lands comprised of Block 2 located in the area on the north side of Darlington Drive,

the extent and boundaries of each of which Block 1, Block 2 and Block 3 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "DE" District provisions of Zoning By-law No. 6593, the lands comprised of Block 2,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B" and the "Details of Development " therein.

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-150".

4. Sheet No. W. 27 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 2 above, "S-150".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

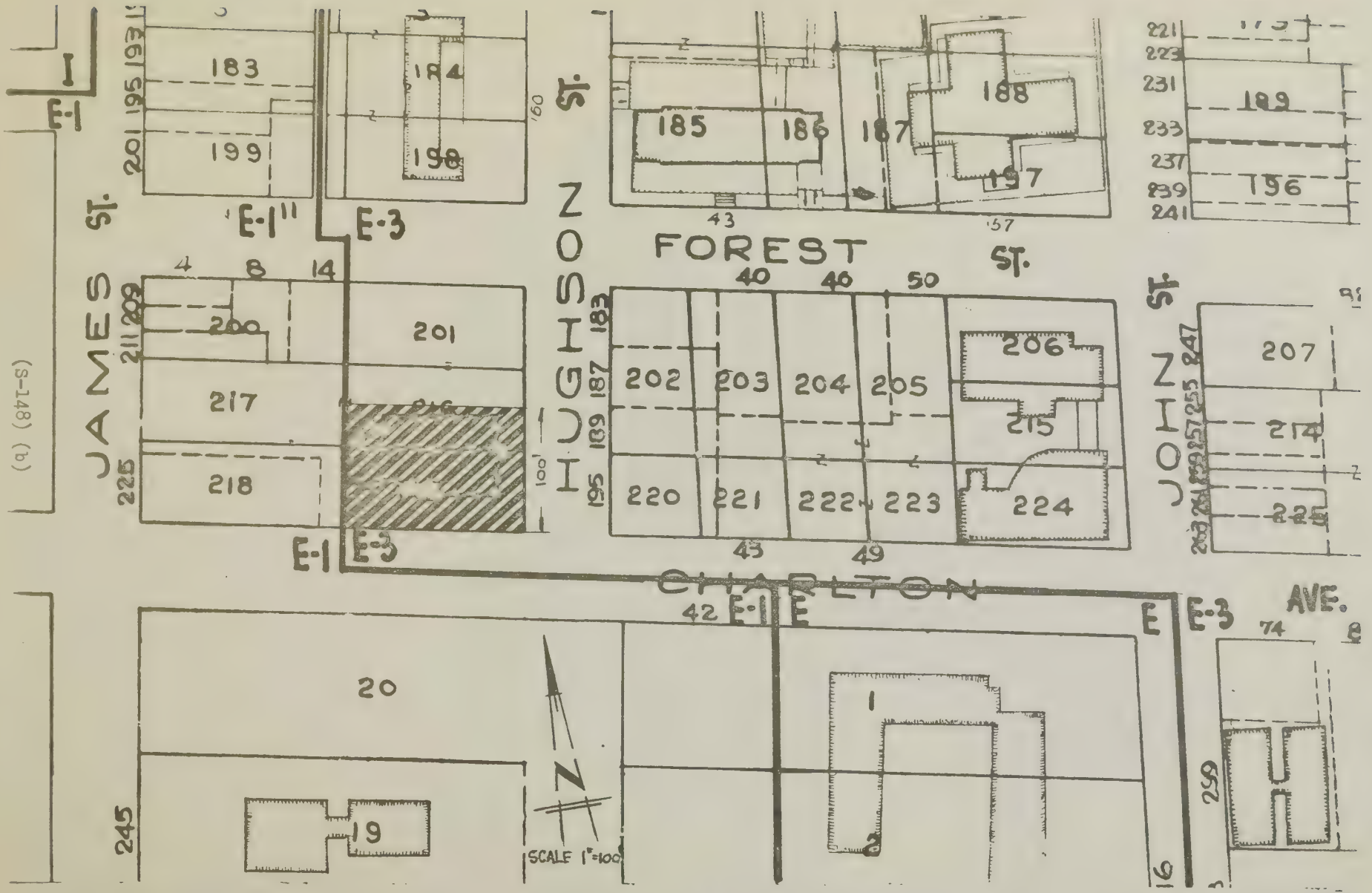
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 14th day of July, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW NO. 70-214



LEGEND

Lands on part of Sheet No. E-5 of the Zoning District Maps to be regulated by By-law No. 70-

SCHEDULE S-150

BY-LAW NO. 70-182

To Amend Zoning By-law No. 6593

Respecting:

Lands in the area on the north side of Darlington Drive, west of Purnell Drive

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.27 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended as follows:

(1) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands comprised of Block 1 and Block 3 located in the area on the north side of Darlington Drive, and

(2) by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwelling) district, those lands comprised of Block 2 located in the area on the north side of Darlington Drive,

the extent and boundaries of each of which Block 1, Block 2 and Block 3 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "DE" District provisions of Zoning By-law No. 6593, the lands comprised of Block 2,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B" and the "Details of Development " therein.

3. The said Zoning By-law No. 6593 is amended by adding this Amending By-law to Section 19B as Schedule "S-150".

4. Sheet No. W. 27 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 2 above, "S-150".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 14th day of July, A.D. 1970.

E. A. SIMPSON,
City Clerk.

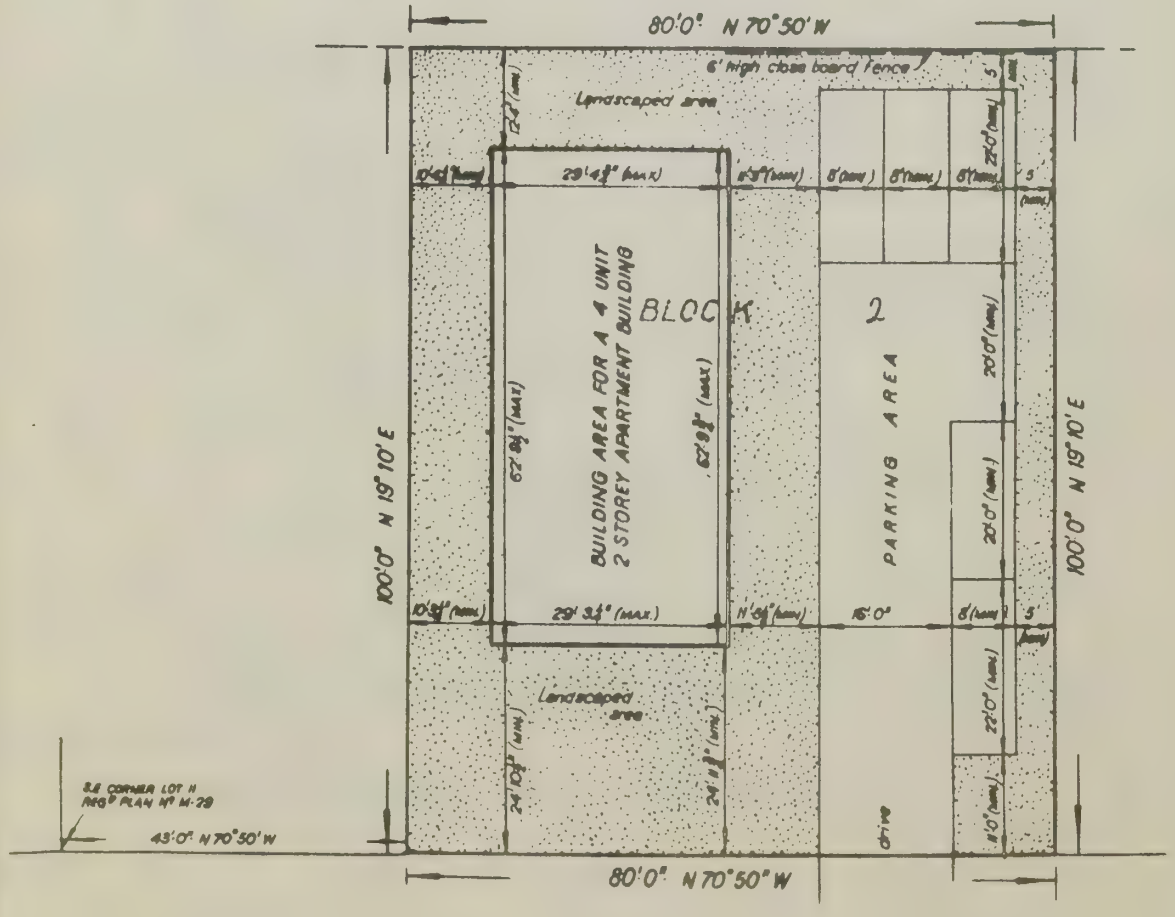
VICTOR COPPS,
Mayor.

SCHEDULE "B" TO BY-LAW Nº 70-182

DETAILS OF DEVELOPMENT

BLOCK 2

LAND AREA : 8,000 SQ FT
BUILDING COVERAGE : 1,842 SQ FT. MAX = 23%
GROSS FLOOR AREA 3,684 SQ FT MAX
BUILDING HEIGHT : 2 STOREY MAX
Nº OF UNITS : 4 UNITS MAX.
Nº OF PARKING SPACES : 5 CARS MIN.
LANDSCAPED AREA : 4,000 SQ. FT. = 50%



DARLINGTON DRIVE

MAY 31, 1970

A. J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON, ONTARIO

(S-150) (b)

SCHEDULE S-151

BY-LAW NO. 70-190

To Amend Zoning By-law No. 6593

Respecting:

Land in the area at the north-west corner of Main Street East and Tisdale Street

The Council of The Corporation of the City of Hamilton enacts as follows:-

1. Notwithstanding

(1) the "H" (Community Shopping and Commercial etc.) district provisions of Zoning By-law No. 6593, passed on the 25th day of July, 1950, those lands located in the area at the north-west corner of Main Street East and Tisdale Street and shown on Sheet No. E.13 of the District Maps appended to and forming part of the said Zoning By-law No. 6593.

the extent and boundaries of which are shown in and on a plan hereto annexed as Schedule "A", shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B" and the Details of Development therein, and

(b) a use in one building consisting of

(i) a residential use comprised of a maximum of 48 Class "A" dwelling units, and

(ii) a commercial use having a maximum gross floor area of 7,000 square feet.

2. Zoning By-law No. 6593 is amended by adding this amending by-law to Schedule 19B as Schedule "S-151".

3. Sheet No. E.13 of the District Maps, appended to and forming part of Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Section 1, above, "S-151".

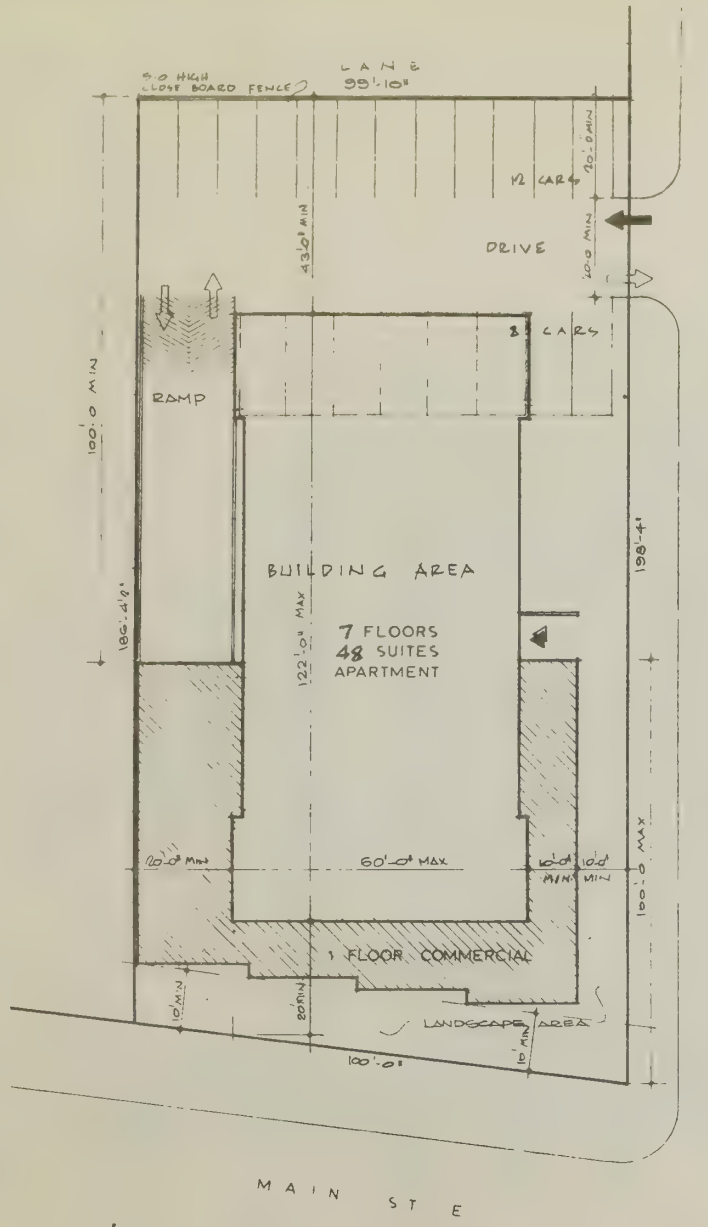
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 14th day of July, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



(9) (151-S)

ZONE REQUIREMENTS	
LAND AREA	19,200 ☐' ±
BUILDING COVERAGE	8900 ☐' = 46% MAX
	6720 ☐' FOR APT = 35% MAX
GROSS FLOOR AREA	48000 ☐' MAX
APARTMENT 6 FL	41000 ☐' MAX
COMMERCIAL 1 FL.	7,000 ☐' MAX
BUILDING HEIGHT	7 STOREY = 65' MAX.
NO. OF UNITS	48 SUITES MAX. — 25 SUITES MIN
	TO BE IN 1-BEDROOM OR BACHELOR SUITES
PARKING	64 CARS MIN. - 20 CARS TOP
	44 CARS BASEMENT
LANDSCAPE AREA	5000 ☐'± 26% MIN. (GRADE 3000, DECK 2000)

schedule "B" to BY-LAW NO. 70- **190**

N

SITE PLAN
SCALE 1/16"=1'-0"

0 10 20 30

JOHN TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

MATT TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

TYMOSHUK & TYMOSHUK architects

HAMILTON

FEB 70

SCHEDULE S-152

BY-LAW NO. 70-155

To Amend Zoning By-law No. 6593

The Council of the Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W. 9b of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, A.D., 1950 is hereby amended as follows:-

(1) by changing from "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential - One and two Family Dwellings, etc.) district, those lands located in the area of the south-west corner of Limeridge Road and West 5th Street,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "D" District provisions of Zoning By-law No. 6593, the lands herein,

the extent and boundaries of which are described in Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approval Site Plan hereto annexed as Schedule "B" and the details of development thereon.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-152".

4. Sheet No. W.9b of the District Maps, appended to and forming part of the said By-law No. 6593, is hereby amended by marking the lands referred to in Section 1, above "S-152".

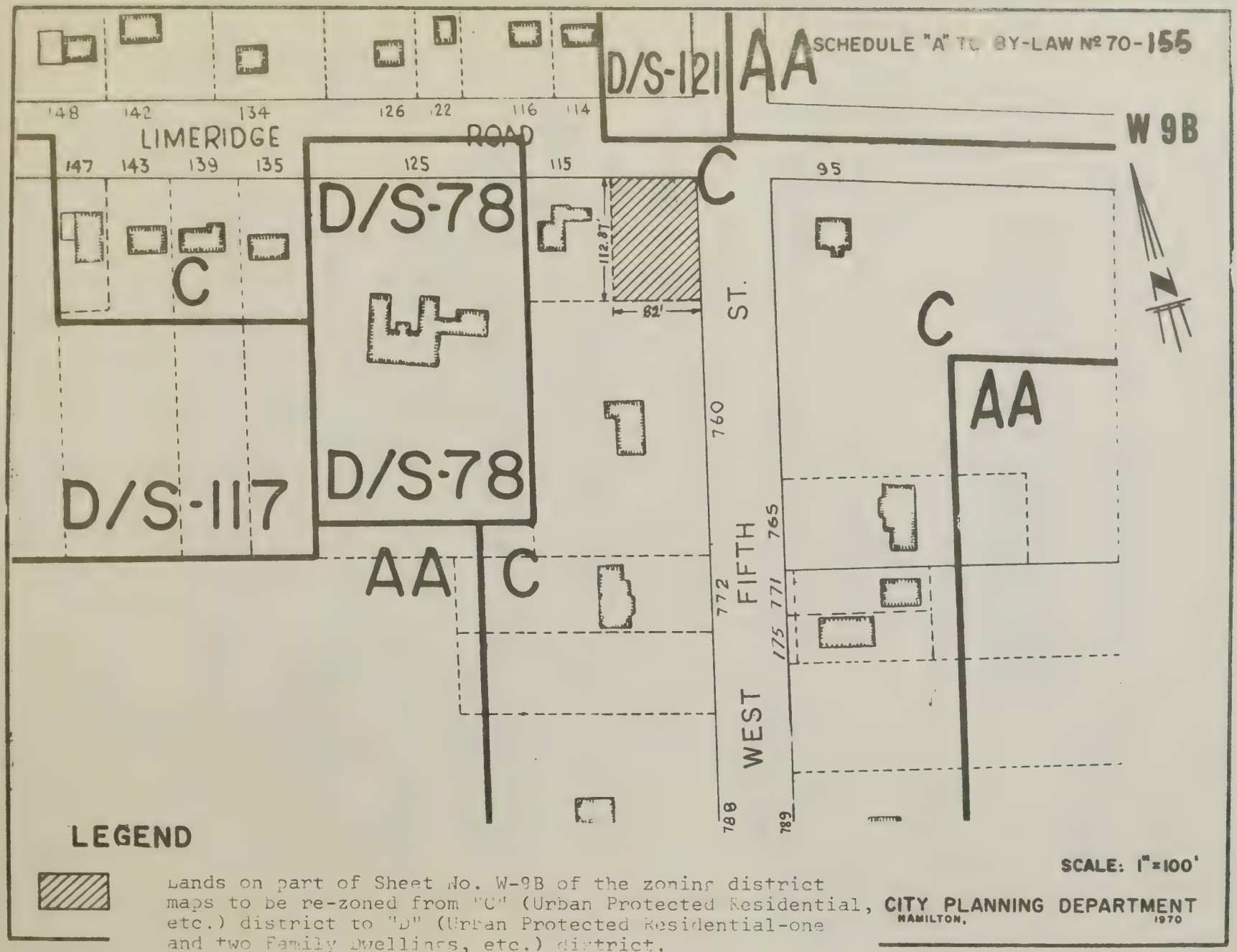
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make applications to the Ontario Municipal Board for the necessary approval of this By-law.

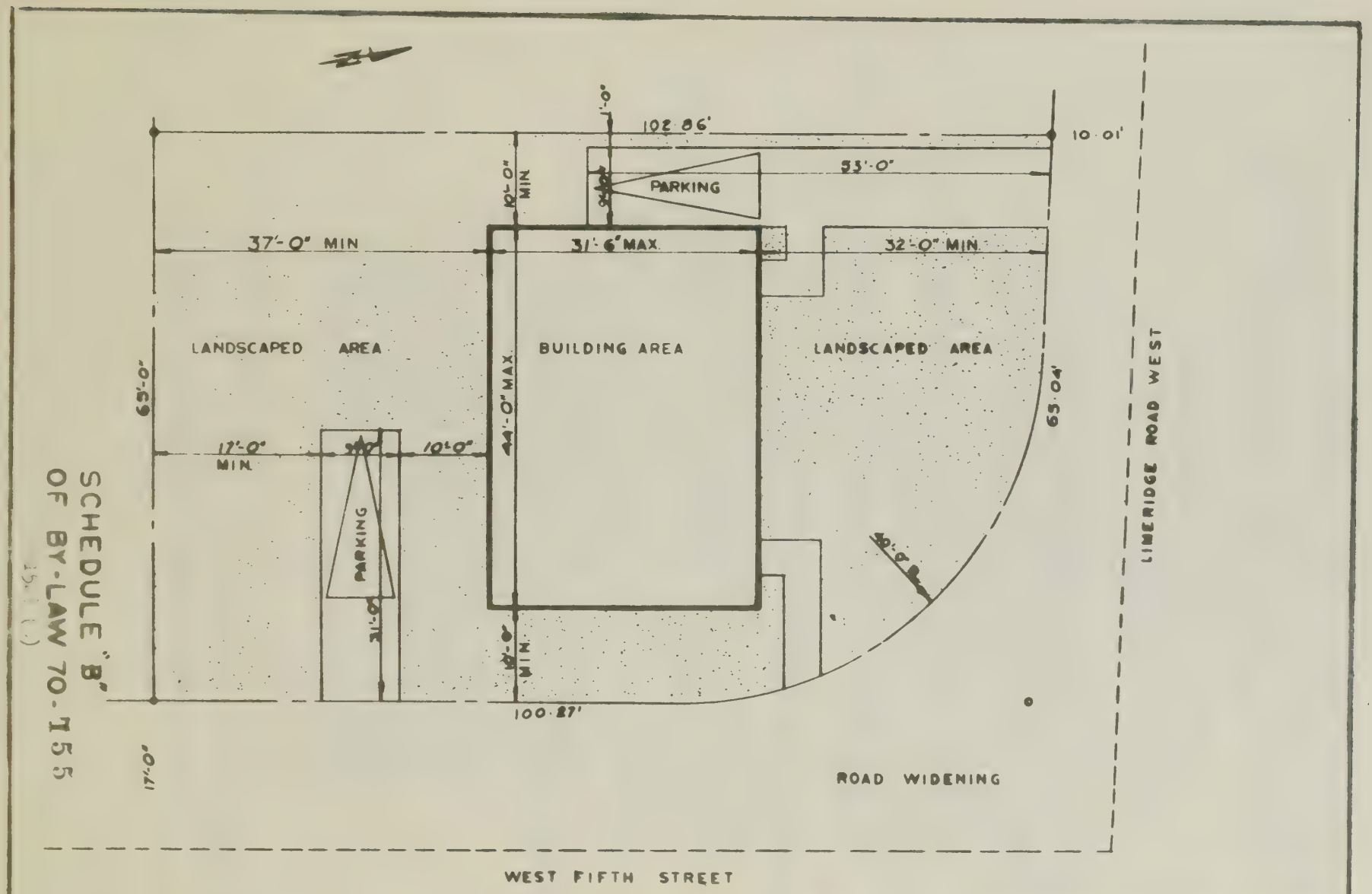
PASSED this 9th day of June, A.D., 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.


SCHEDULE "A" TO BY-LAW Nº 70-155
D/S-121
AA
W 9B
148
142
134
126
122
116
114
LIMERIDGE
ROAD
147
143
139
135
125
115
95
C
D/S-78
112.87'
82'
ST.
760
765
772
771
175
FIFTH
WEST
788
789
D/S-117
D/S-78
AA
C
AA
LEGEND
SCALE: 1"=100'
Lands on part of Sheet No. W-9B of the zoning district maps to be re-zoned from "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential-one and two Family Dwellings, etc.) district.
CITY PLANNING DEPARTMENT
HAMILTON,
1970

(S-152) (b)



SCHEDULE "B"
OF BY-LAW 70-155

LOT AREA	6,315 SQ FT
LANDSCAPED AREA	4,173 SQ FT
BUILDING AREA	1,386 SQ FT
DWELLING UNITS SEMI DETACHED	TWO
BUILDING HEIGHT	TWO FLOORS

LOCATION S.W. CORNER OF LIMERIDGE RD.W. & WEST FIFTH STREET

MR SIENA

SCALE 1/8" = 1'-0" PAGE 1 OF 1

WENTWORTH CONSTRUCTION DESIGN
361 JACKSON ST W
HAMILTON, ONT.
416 522 7585
JOB No. M22 DATE Feb/76

SCHEDULE S-154A

BY-LAW NO. 70-374

To Amend:

By-law No. 69-42 Amending Zoning By-law No. 6593

Respecting:

Lands on the South Side of Arkledun Avenue, west of Intersection of Arkledun Avenue and Claremont Hill Road

WHEREAS Restricted Area By-law No. 69-42, passed on the 11th day of February, 1969 did amend Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950 by changing from "E" (Multiple Dwellings, Lodges, Clubs etc.) district to "C" (Urban Protected Residential, etc.) district, those lands located in the area on the south side of Arkledun Avenue west of the intersection of Arkledun Avenue and Claremont Hill Road and more particularly described in Schedule "A" to By-law No. 69-42;

AND WHEREAS The Corporation of the City of Hamilton did apply to the Ontario Municipal Board for approval of By-law No. 69-42, in accordance with the provisions of The Planning Act R.S.O. Chapter 296;

AND WHEREAS the Ontario Municipal Board did hold a hearing on the 22nd day of December, 1959;

AND WHEREAS the following is the endorsement on the Ontario Municipal Board's hearing sheet of Monday, the 22nd day of December, 1969:

> "When the By-law has been amended to preserve the present legal use of all properties without making any of the properties non-conforming so as not to exceed the existing densities, the remainder of the By-law together with such amendment will be approved without further notice or hearing."

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 1 of By-law No. 69-42, passed on the 11th day of February, 1969 is amended by striking out "A" in the seventh line and inserting in lieu thereof "A Revised", so that the section shall read as follows:

> 1. Sheet No. E.6 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "E" (Multiple Dwellings, Lodges, Clubs, etc.) district to "C" (Urban Protected Residential, etc.) district, that parcel of land located on the south side of Arkledun Avenue, the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A Revised", which Plan, notations, references and other information shown thereon are hereby incorporated in and declared to form part of this by-law in the same way as if the extent and boundaries of the lands are described in words herein.

2. The Plan attached to and forming part of By-law No. 69-42 and designated Schedule "A" is struck out and the Plan herein designated Schedule "A Revised" is substituted in lieu thereof.

3. The Plan designated Schedule "A Revised" is hereto annexed as Schedule "A.R."

4. Notwithstanding the "C" (Urban Protected Residential, etc.) district provisions of Zoning By-law No. 6593, the lands herein shown on Schedule "A Revised" shall be subject to the requirement that no building, structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with such uses and for such purposes that the said lands, buildings or structures or any part thereof,

(a) were lawfully used on the date of the passing of By-law No. 69-42; and

(b) were lawfully used according to the records of the Department of Buildings on the date of the passing of By-law No. 69-42;

(c) do not exceed the densities existing on the date of the passing of By-law No. 69-42.

5. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-154A".

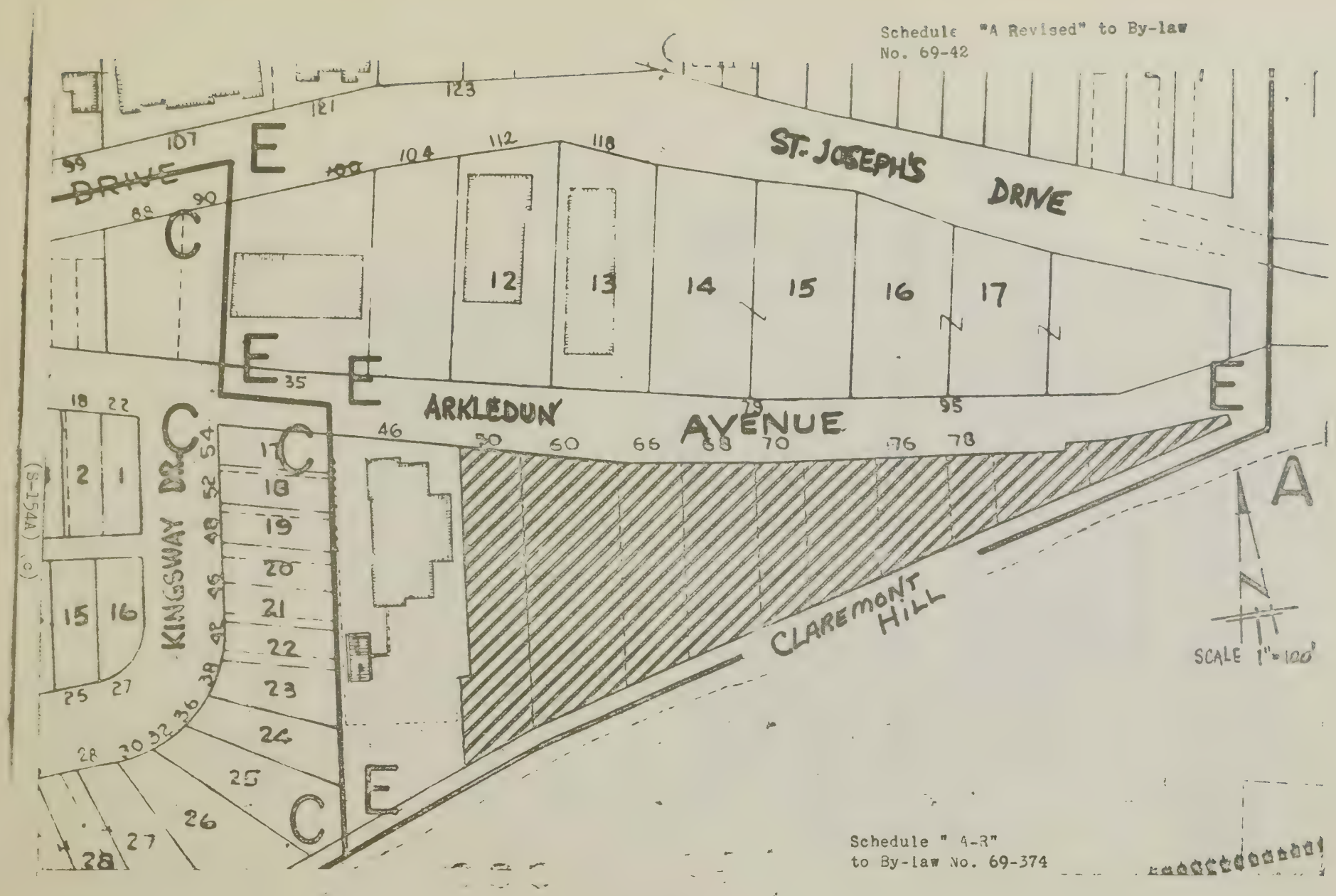
6. Sheet No. E.6 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above, "S-154A".

7. The City Solicitor is hereby authorized and directed to submit this By-law to the Ontario Municipal Board in accordance with the endorsement on the Ontario Municipal Board's hearing sheet of Monday, the 22nd day of December, 1969.

PASSED this 15th day of December, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.


Schedule "A Revised" to By-law
No. 69-42
ST. JOSEPH'S DRIVE
DRIVE
ARKLEDUN AVENUE
KINGSWAY DR.
CLAREMONT HILL
SCALE 1"=100'
Schedule "A-3"
to By-law No. 69-374
LEGEND
Lands on part of Sheet No. E-6 of the Zoning District Maps to be re-zoned from "E" (Multiple Dwellings, Lodges, Clubs, etc.) District to "C" (Urban Protected Residential, etc.) District.

SCHEDULE S-157A

BY-LAW NO. 70-203

To Amend:

Zoning By-law No. 6593

Respecting:

Lands on the East side of Upper Wentworth Street between Mohawk Road and Limeridge Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E.27 and E.27a of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, are hereby amended as follows:

(1) by changing from "AA" (Agricultural) district to "G-2" (Regional Shopping Centre) district, those lands located in the area on the east side of Upper Wentworth Street between Mohawk Road and Limeridge Road,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "G-2" District provisions of Zoning By-law No. 6593, the lands herein,

the extent and boundaries of which are described in Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) a use wherein all ingress to and all egress from the land described in Schedule "A" is located at no other places than

(i) Upper Wentworth Street, and
(ii) Limeridge Road; and (71-76)

(b) a use of the land not exceeding 40 acres for the purpose of the Regional Shopping Centre herein; and

(c) a use of the balance of the land remaining after the deduction of 40 acres in accordance with such further and other by-law as may be enacted by The Corporation of the City of Hamilton and approved by the Ontario Municipal Board. (71-76)

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-157a". (71-76)

4. Sheets Nos. E.27 and E.27a of the District Maps appended to and forming part of Zoning By-law No. 6593 are hereby amended by marking the lands referred to in Section 1, above, "S-157a". (71-76)

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 28th day of July, A.D. 1970.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

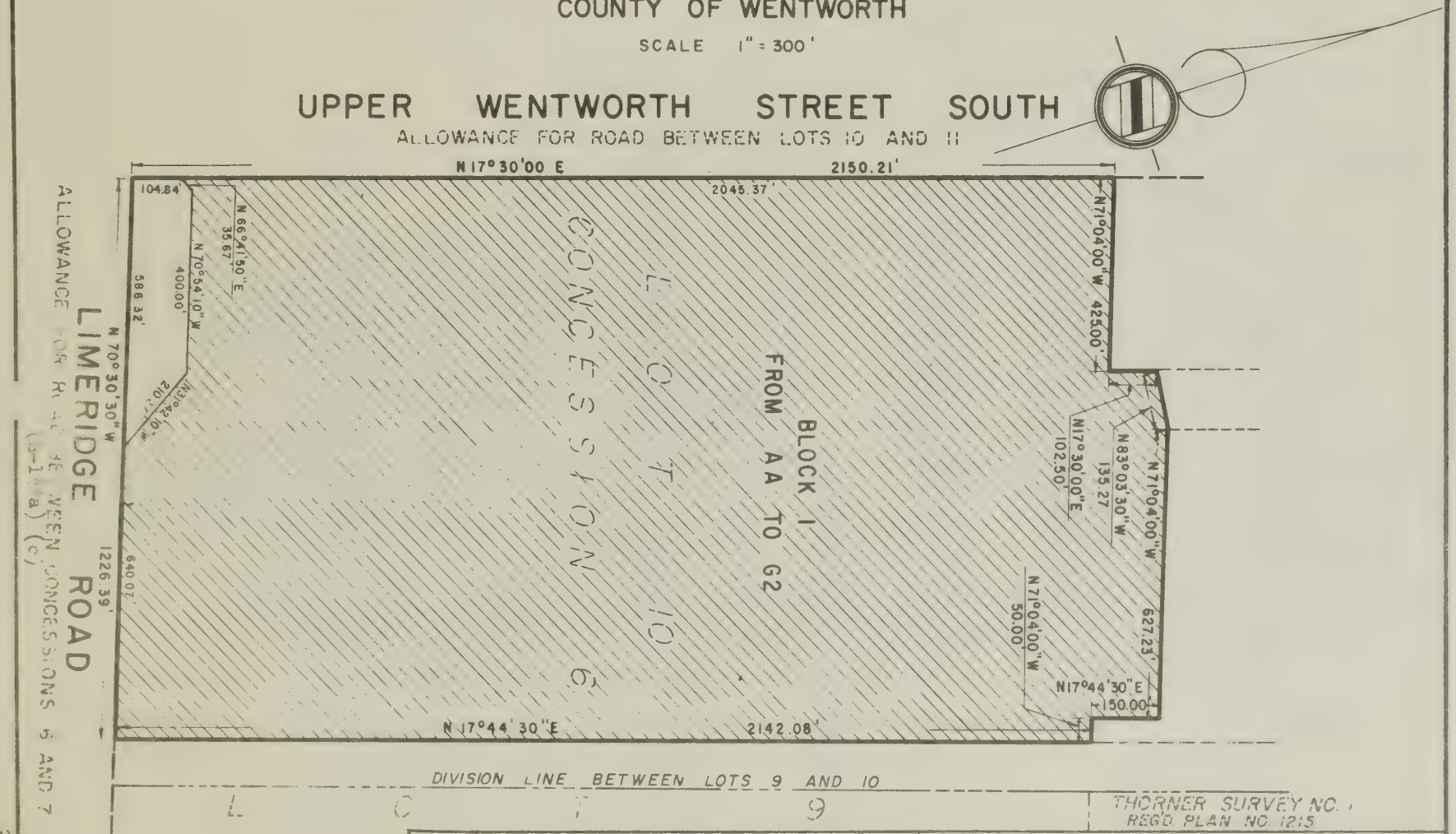
Amended by By-law No. 71-76 passed the 30th day of March, A.D. 1971.

75-70-076

PLAN TO SHOW PART OF LOT 10 CONCESSION 6

TOWNSHIP OF BARTON NOW IN THE CITY OF HAMILTON
COUNTY OF WENTWORTH

SCALE 1" = 300'



NOTE :
BEARINGS HEREON ARE REFERRED TO THE WESTERLY LIMIT OF THORNER SURVEY NO.1 REGISTERED PLAN NO 1215 ASSUMED TO BE N17°46'00"E.

D J HOWE ONTARIO LAND SURVEYOR

DATE 19 JUNE, 1970

SCHEDULE "A TO BY-LAW No.-70-203
Amended by by-law 71-76

MARSHALL, MACKLIN and MONAGHAN
ONTARIO LAND SURVEYORS
103 JOHN STREET SOUTH, HAMILTON 529-5319

Drawn by: I R | Chk by: D J H | Scale: 1"=300' | Dwg No L-754

80 L-754

SCHEDULE S-158

BY-LAW NO. 70-168

To Amend:

Zoning By-law No. 6593

Respecting:

Lands in the Area west of Mount Albion Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.88 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended as follows:

(1) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands composed of Block 1 located in the area west of Mount Albion Road, and,

(2) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential One and Two Family Dwellings, etc.) district, those lands composed of Block 2, located in the area west of Mount Albion Road,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "D" District provisions of Zoning By-law No. 6593, the lands herein comprised of Block 2,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A", shall be subject to the requirements that no building or structure of any sort thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) residential uses that do not include row housing.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-158".

4. Sheet E.88 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is amended by marking the lands referred to in Section 2 above "S-158".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 23rd day of June, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

DRAFT PLAN OF

KINGSWOOD ESTATES No. 2

BEING A SUBDIVISION OF

PART OF PLAN WHR — 27

BEING PART OF LOT 32 — CONCESSION 5

AND PART OF ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5

IN THE

TOWNSHIP OF SALTFLEET

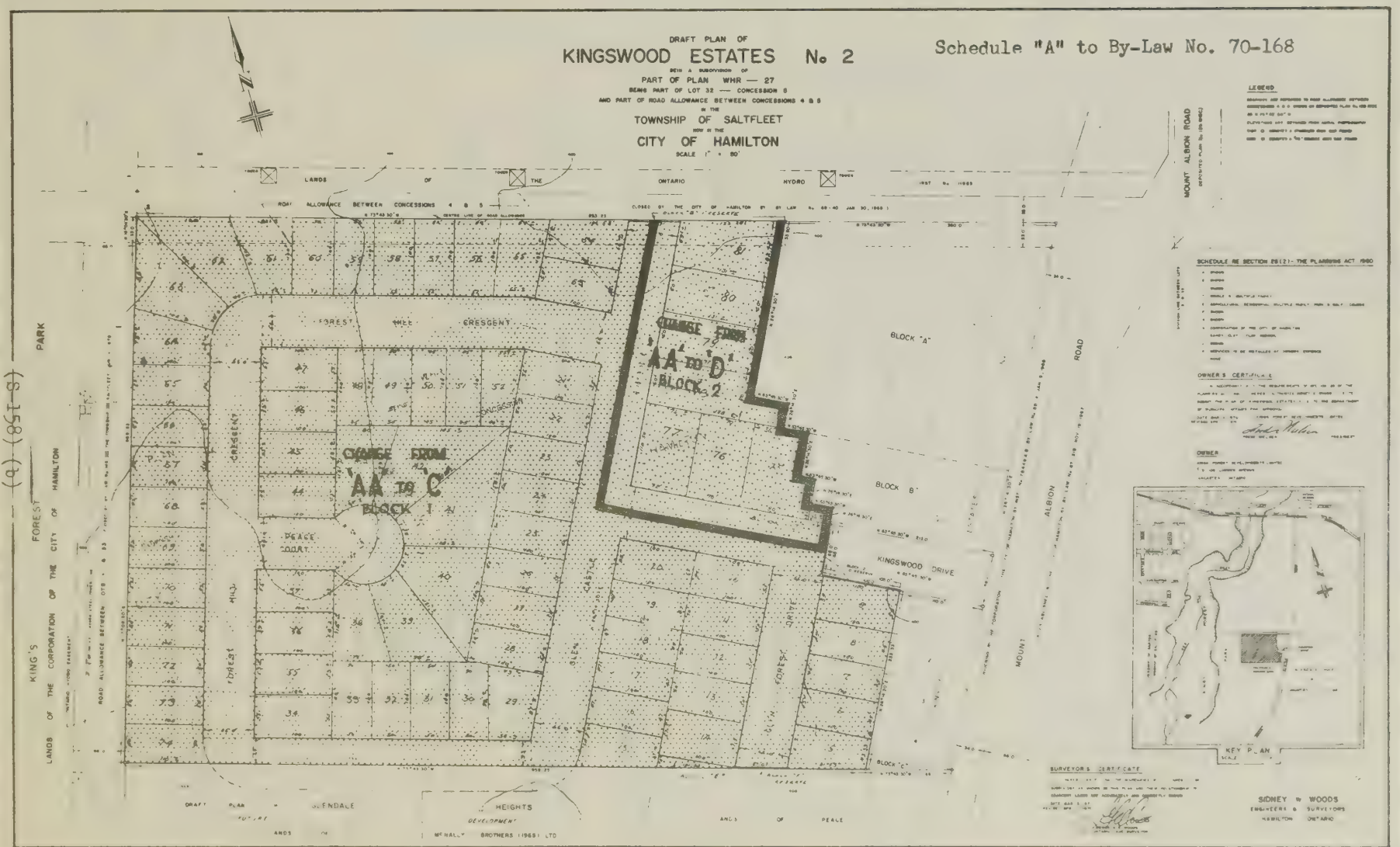
NOW IN THE

CITY OF HAMILTON

SCALE 1" = 80'

Schedule "A" to By-Law No. 70-168

(9) (85-8)



R 1475

SCHEDULE S-159

BY-LAW NO. 70-183

To Amend Zoning By-Law No. 6593

Respecting:

Lands in the area on the West Side of Hess Street Between King Street and George Street

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Notwithstanding,

(1) the "E-3" (High Density Multiple Dwelling) district provisions of Zoning By-law No. 6593 passed on the 25th day of July, 1950, those lands located in the area on the West side of Hess Street between King Street and George Street and shown on Sheet No. W-4 of the District Maps appended to and forming part of the said Zoning By-law No. 6593.

the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the E-3 (High Density Multiple Dwelling) district, and

(b) the conversion of an existing dwelling into a professional office.

2. Zoning By-law No. 6593 is amended by adding this amending By-Law to Section 19B as Schedule "S-159".

3. Sheet No. W-4 of the District Maps, appended to and forming part of Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above - "S-159".

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-Law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notices.

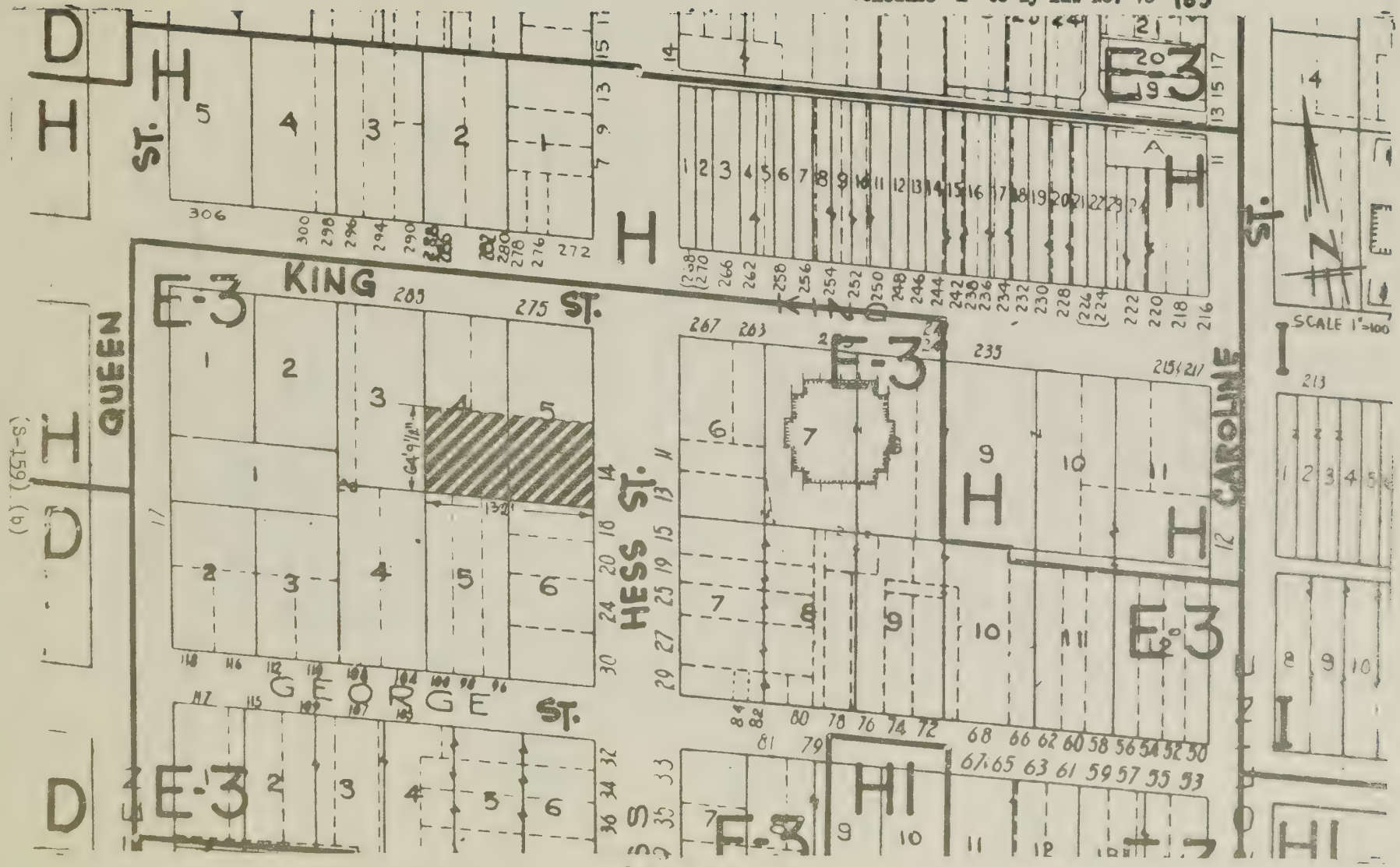
5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-Law.

PASSED this 14th day of July, A.D., 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

Schedule "A" to By-law No. 70-183



LEGEND

Lands on part of Sheet No. W-4 of the Zoning District Maps to be regulated by By-law No. 70-183.

SCHEDULE S-160

BY-LAW NO. 70-259

To Amend:

Zoning By-law 6593

Respecting:

Land located in the Area on the East Side of Upper Ottawa Street between Mohawk Road and Limeridge Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.59a of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950 is hereby amended as follows:

(1) by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "C" (Urban Protected Residential, etc.) district, those lands comprised of Block 1, and

(2) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district, those lands comprised of Block 2, and

(3) by changing from "C" (Urban Protected Residential) district to "G" (Neighbourhood Shopping Centre) district, those lands comprised of Block 3, and

(4) by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "DE" (Low Density Multiple Dwellings) district, those lands comprised of Block 4 and Block 5, and

(5) by changing from "AA" (Agricultural) district to "E-2" (Multiple Dwellings) district, those lands comprised of Block 6,

the extent and boundaries of each of which Block 1, Block 2, Block 3, Block 4, Block 5, and Block 6 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "D" District provisions of Zoning By-Law No. 6593, the lands comprised of Block 2, and

(2) the "G" District provisions of Zoning By-law No. 6593, the lands comprised of Block 3, and

(3) the "DE" District provisions of Zoning By-law No. 6593, the lands comprised of Block 4 and Block 5, and

(4) the "E-2" District provisions of Zoning By-law No. 6593, the lands comprised of Block 6,

the extent and boundaries of each of which are described in Schedule "A", shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) as to Block 2, a residential use that does not include row dwellings, and

(b) as to Block 3, Block 4, Block 5 and Block 6,

(i) for each Block a Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton and approved by The Ontario Municipal Board, and

(ii) a registered plan of subdivision.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as "S-160".

4. Sheet No. E59a of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is hereby amended by marking the lands referred to in section 2 above, "S-160".

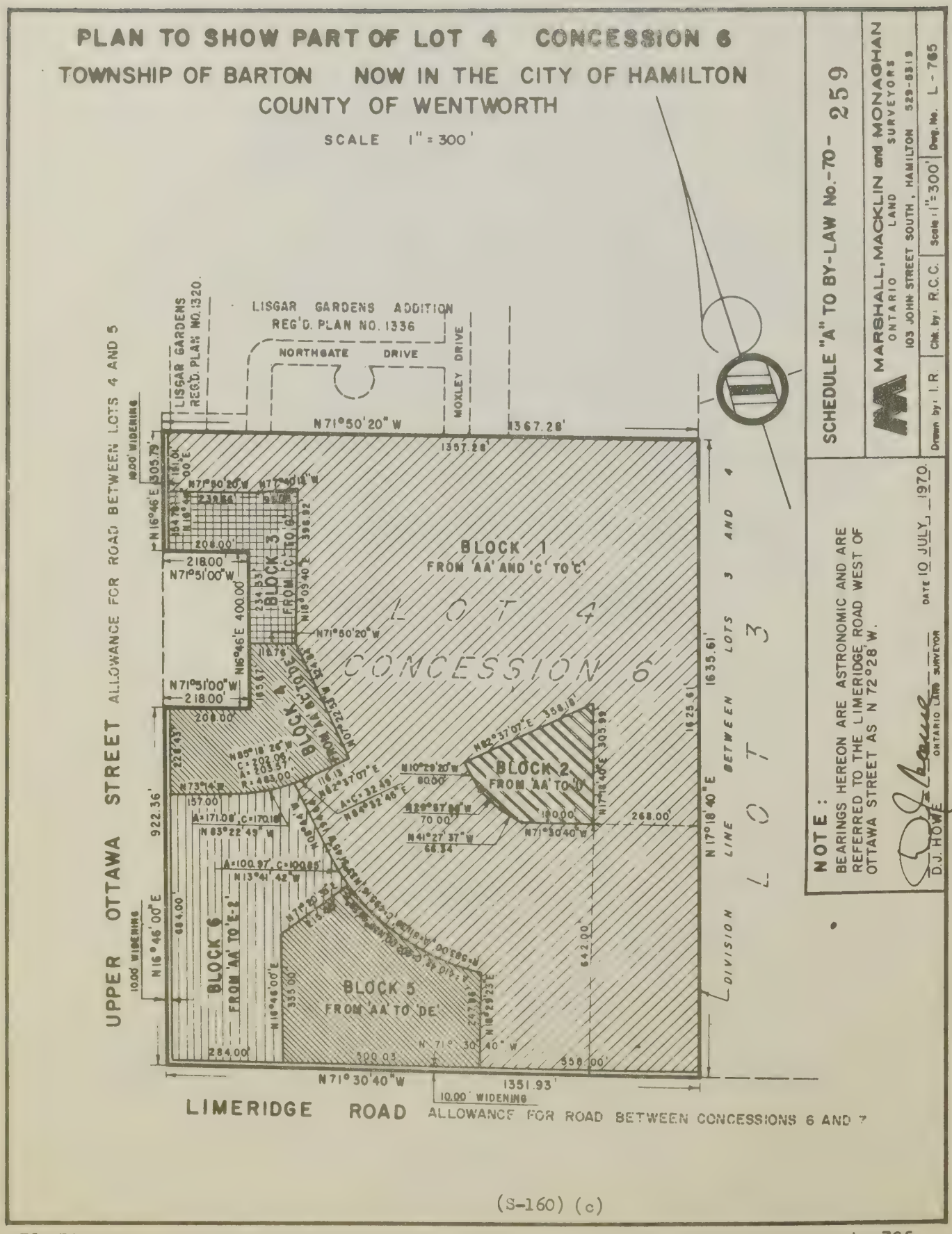
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law including a brief explanation of its purpose, and with the carrying out of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 8th day of September, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.


PLAN TO SHOW PART OF LOT 4 CONCESSION 6
TOWNSHIP OF BARTON NOW IN THE CITY OF HAMILTON
COUNTY OF WENTWORTH
SCALE 1" = 300'
SCHEDULE "A" TO BY-LAW No.-70- 259
MARSHALL, MACKLIN and MONAGHAN
LAND SURVEYORS
ONTARIO
103 JOHN STREET SOUTH, HAMILTON 529-8313
Drawn by: I.R.
Chk. by: R.C.C.
Scale: 1"=300'
Dwg. No. L-765
LISGAR GARDENS ADDITION
REG'D. PLAN NO. 1336
LISGAR GARDENS REG'D. PLAN NO. 1320
NORTHGATE DRIVE
MOKLEY DRIVE
N71°50'20"W
1367.28'
UPPER OTTAWA STREET ALLOWANCE FOR ROAD BETWEEN LOTS 4 AND 5
BLOCK 1 FROM 'AA' AND 'C' TO 'C'
BLOCK 2 FROM 'AA' TO 'D'
BLOCK 3 FROM 'C' TO 'C'
BLOCK 4 FROM 'AA' TO 'C'
BLOCK 5 FROM 'AA' TO 'DE'
BLOCK 6 FROM 'AA' TO 'E-2'
LOT 4 CONCESSION 6
LOT 3
DIVISION LINE BETWEEN LOTS 3 AND 4
N17°18'40"E
1635.61'
922.36'
N16°46'00"E
10.00' WIDENING
N71°30'40"W
1351.93'
LIMERIDGE ROAD ALLOWANCE FOR ROAD BETWEEN CONCESSIONS 6 AND 7
NOTE:
BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE LIMERIDGE ROAD WEST OF OTTAWA STREET AS N 72°28' W.
D.J. HOWE ONTARIO LAND SURVEYOR
DATE 10 JULY, 1970.

(S-160) (c)

SCHEDULE S-162

BY-LAW NO. 70-205

To Amend Zoning By-law 6593

Respecting:

Lands at the North East Corner of Barton Street East and Grays Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Notwithstanding,

(1) the "JJ" (Restricted Light Industry) district provisions of Zoning By-law No. 6593, passed on the 25th day of July, 1950, those lands located in the area at the north east corner of Barton Street East and Grays Road and shown on Sheet No. E.123 of the District Maps appended to and forming part of By-law No. 6593,

the extent and boundaries of which are shown in and on a Plan hereto annexed as Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the approved Site Plan hereto annexed as Schedule "B";
(b) a commercial use which is a bank.

2. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-162".

3. Sheet No. E.123 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is amended by marking the lands referred to in Section 1, above, "S-162".

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

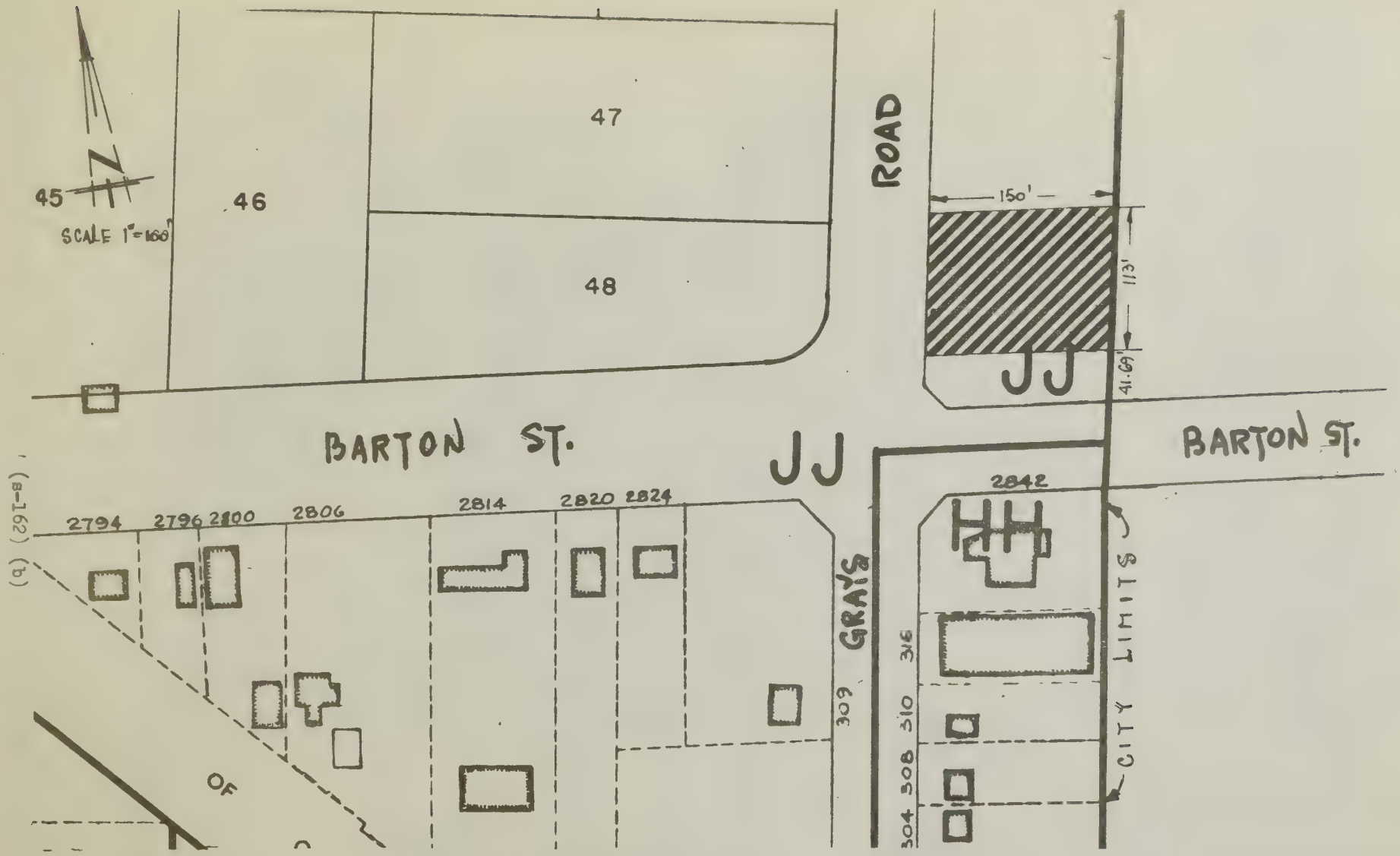
5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 28th day of July, 1970.

E. A. SIMPSON,
City Clerk.

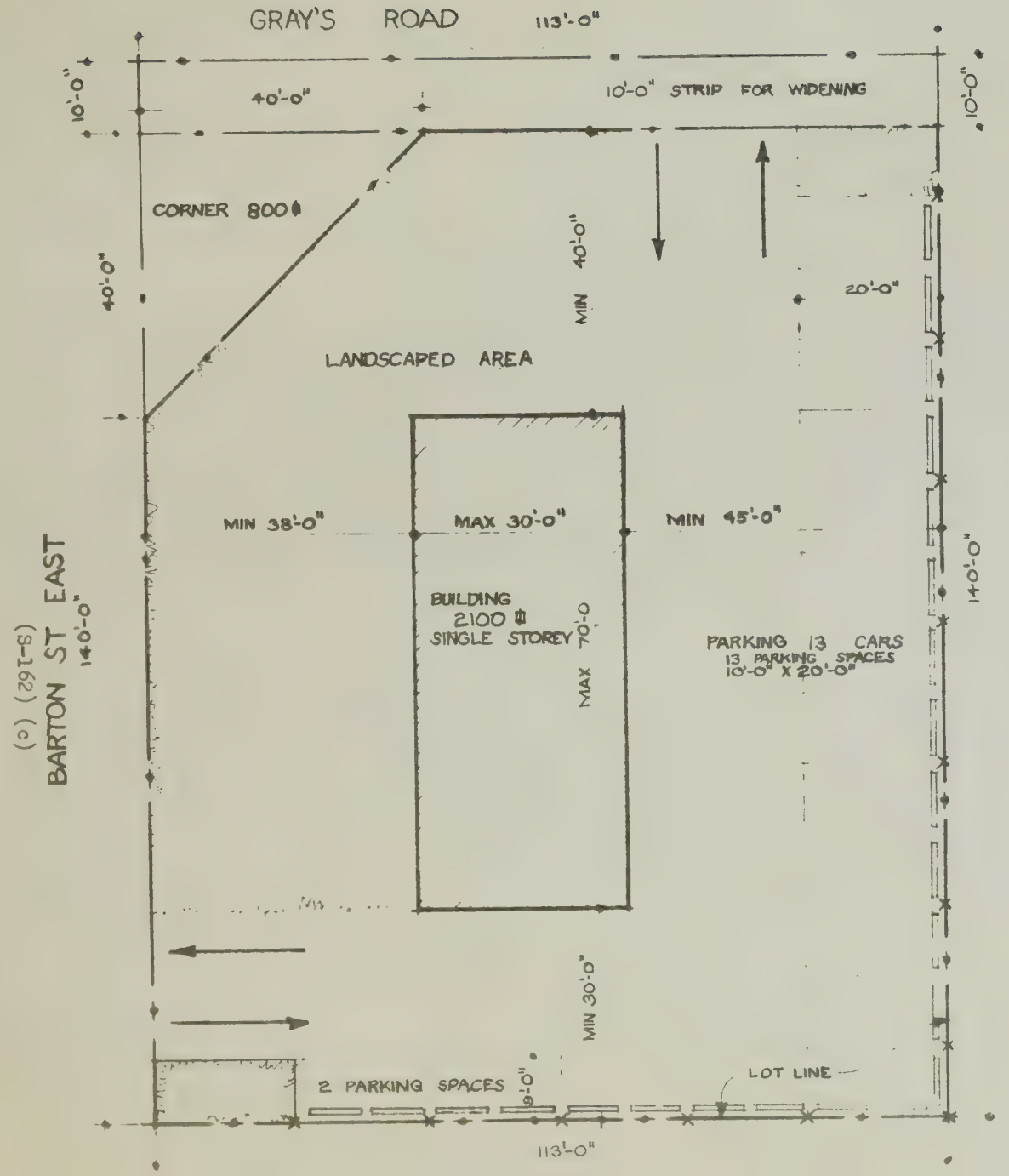
VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LA NO. 70-205



LEGEND

Lands on part of Sheet No. E-123 of the Zoning District Maps to be regulated by the Site Plan attached to By-law No. 70-205 as Schedule "B".



DETAILS OF DEVELOPMENT

LAND AREA : 15020 SQ FT
BLDG COVERAGE : 2100 SQ FT (MAX)
GROSS FLOOR AREA
(INCLUDING BASEMENT) 4200 SQ FT
BUILDING HEIGHT 14'-0" (MAX)
NO. PARKING SPACES 15 (MIN) SURFACE
LANDSCAPED AREA 4580 SQ FT (MIN)

SITE PLAN

10 0 10 20

NORTH

LEGEND

- 4' TO 6' FENCE
- BLDG AREA
- CURBS, BUMPERS, ETC
- LANDSCAPED AREA
- PAVED AREA

SCHEDULE "B"
TO BYLAW NO. 70-205

JUNE 70 GB 7016

SCHEDULE S-163

BY-LAW NO. 70-254

To Amend:

Zoning By-law No. 6593

Respecting:

Lands located in the Area on the East Side of Quigley Road and South of the T.H. & B. Railway Tracks

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E.97 and E.98 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, are hereby amended as follows:

(i) by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwelling) district those lands comprised of Block 1, and

(ii) by changing from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district, those lands comprised of Block 3, and

(iii) by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "E-2" (Multiple Dwellings) district those lands comprised of Block 2,

the extent and boundaries of each of which Block 1, Block 2, and Block 3 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding,

(1) the "DE" District provisions of Zoning By-law No. 6593, the lands comprised in Block 1 and

(2) the "DE-2" District provisions of Zoning By-law No. 6593, the lands comprised in Block 3, and

(3) the "E-2" District provisions of Zoning By-law No. 6593, the lands comprised in Block 2,

the extent and boundaries of each of which are described in Schedule "A" shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with

(a) the approved Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as "S-163".

4. Sheets Nos. E.97 and E.98 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, are hereby amended by marking the lands referred to in section 1, above, "S-163".

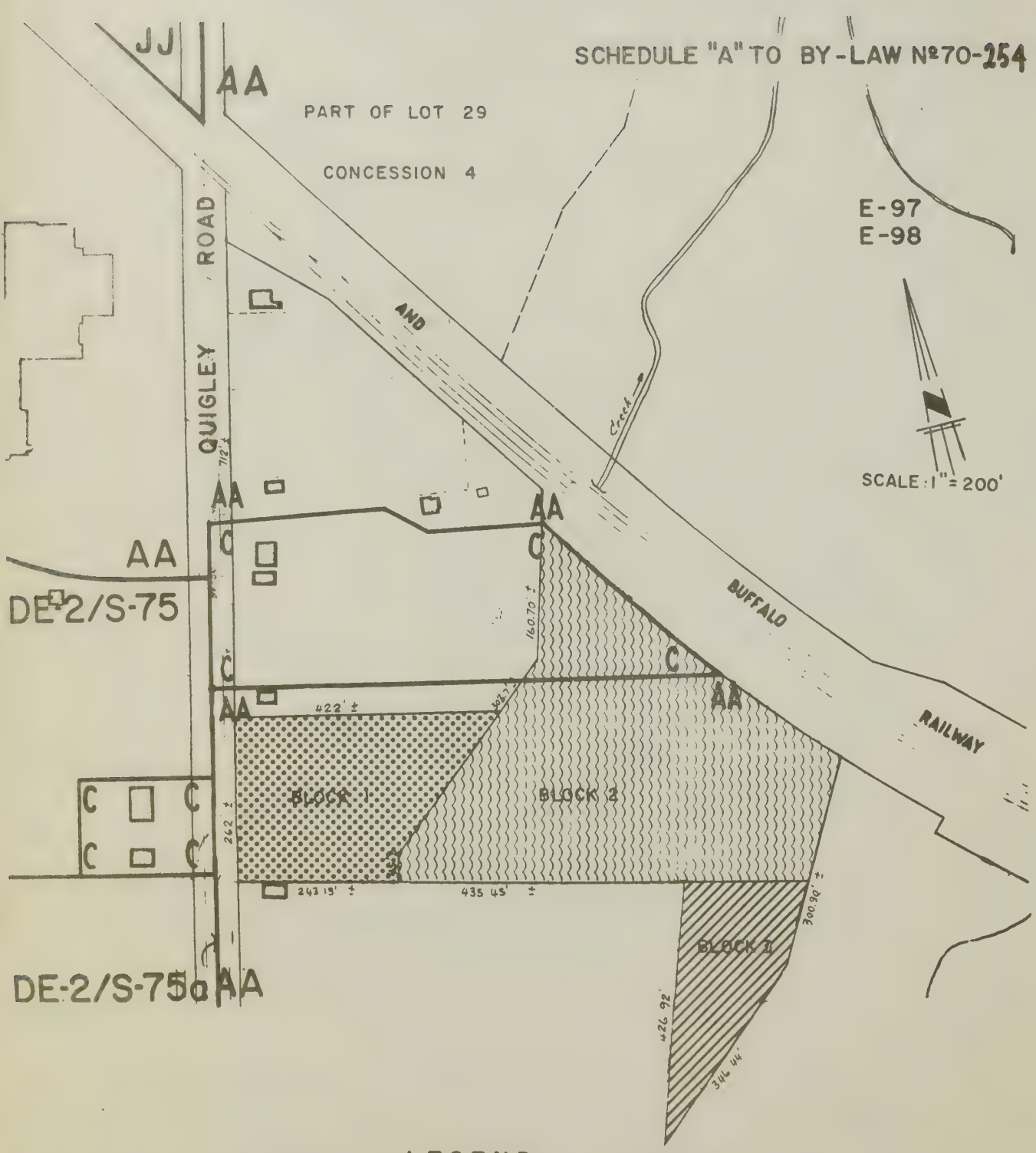
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law including a brief explanation of its purpose, and with the carrying out of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 8th day of September, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



LEGEND

Lands on part of Sheet No. E-97 and E-98 of the Zoning District Maps to be re-zoned from "AA" (Agricultural) District and "C" (Urban Protected Residential, etc.) District to:

Block 1 — "DE" (Low Density Multiple Dwellings) District

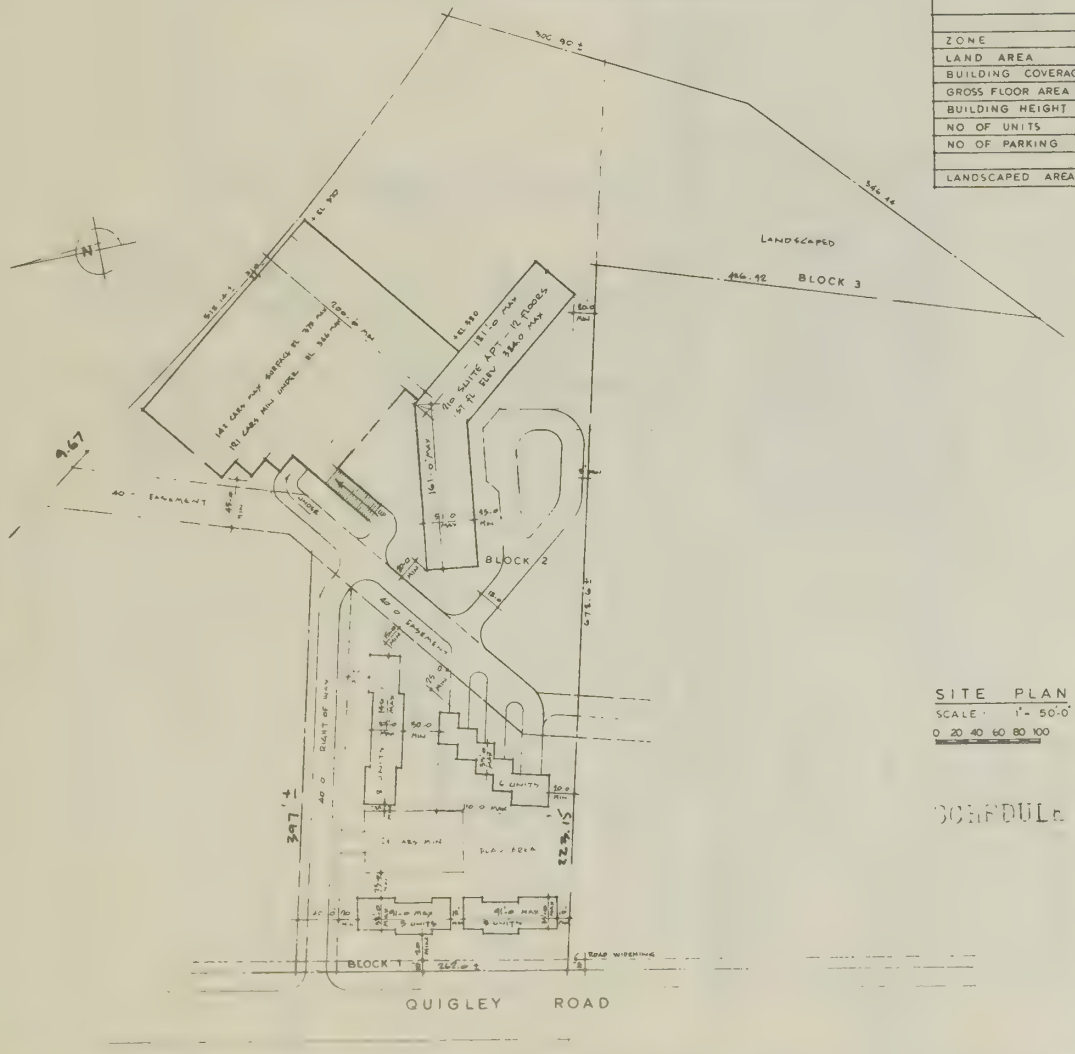
Block 2 — "E-2" (Multiple Dwellings) District

Block 3 — "DE-2" (Multiple Dwellings) District

(S-163) (c)

(S-163) (d)

ZONING REQUIREMENTS				
	BLOCK	BLOCK 1	BLOCK 2	BLOCK 3
ZONE		DE	E2	DE-2
LAND AREA		77 800 ± NET 37 700 ± GR 1.01 AC	195,000 ± 4.47 AC	51,900 ± 1.19 AC
BUILDING COVERAGE		14 800 ±	17 500 ± 9%	
GROSS FLOOR AREA		29 600 ±		
BUILDING HEIGHT		2½ FLOOR MAX 24'-0 ±	12 FLOORS MAX 106'-0 ±	
NO OF UNITS		24 UNITS MAX	210 UNITS MAX (190 + 20)	(30 UNITS) COMBINED
NO OF PARKING		30 CARS MIN @ 125%	265 CARS MIN @ 126%	
			144 SURFACE - 121 UNDER	
LANDSCAPED AREA		40,000 ± 52%	160,000 ± 65%	(160,000 + 51,900 = 211,900)



SITE PLAN
SCALE: 1" - 50'-0"
0 20 40 60 80 100

SCHEDULE "F" to BY-LAW No. 70-254

Revised Apr/70

234 UNIT DEVELOPMENT
DICENZO CONSTRUCTION
HAMILTON ONT

TYMOSHUK & TYMOSHUK
ARCHITECTS
HAMILTON - ONTARIO

SCHEDULE S-164

BY-LAW NO. 70-208

To Amend Zoning By-law No. 6593

Respecting:

Lands on the east side of Upper Wellington Street and north of Limeridge Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No.E. 18a of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended as follows:

(1) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential-One and Two Family Dwelling, etc.) district, those lands located in the area on the east side of Upper Wellington Street and north of Limeridge Road,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding,

(1) the "D" District provisions of Zoning By-law No. 6593, the lands herein,

the extent and boundaries of which are described in Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) residential uses that do not include row dwellings.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-164".

4. Sheet No.E.18a of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, is amended by marking the lands referred to in Section 1, above, "S-164".

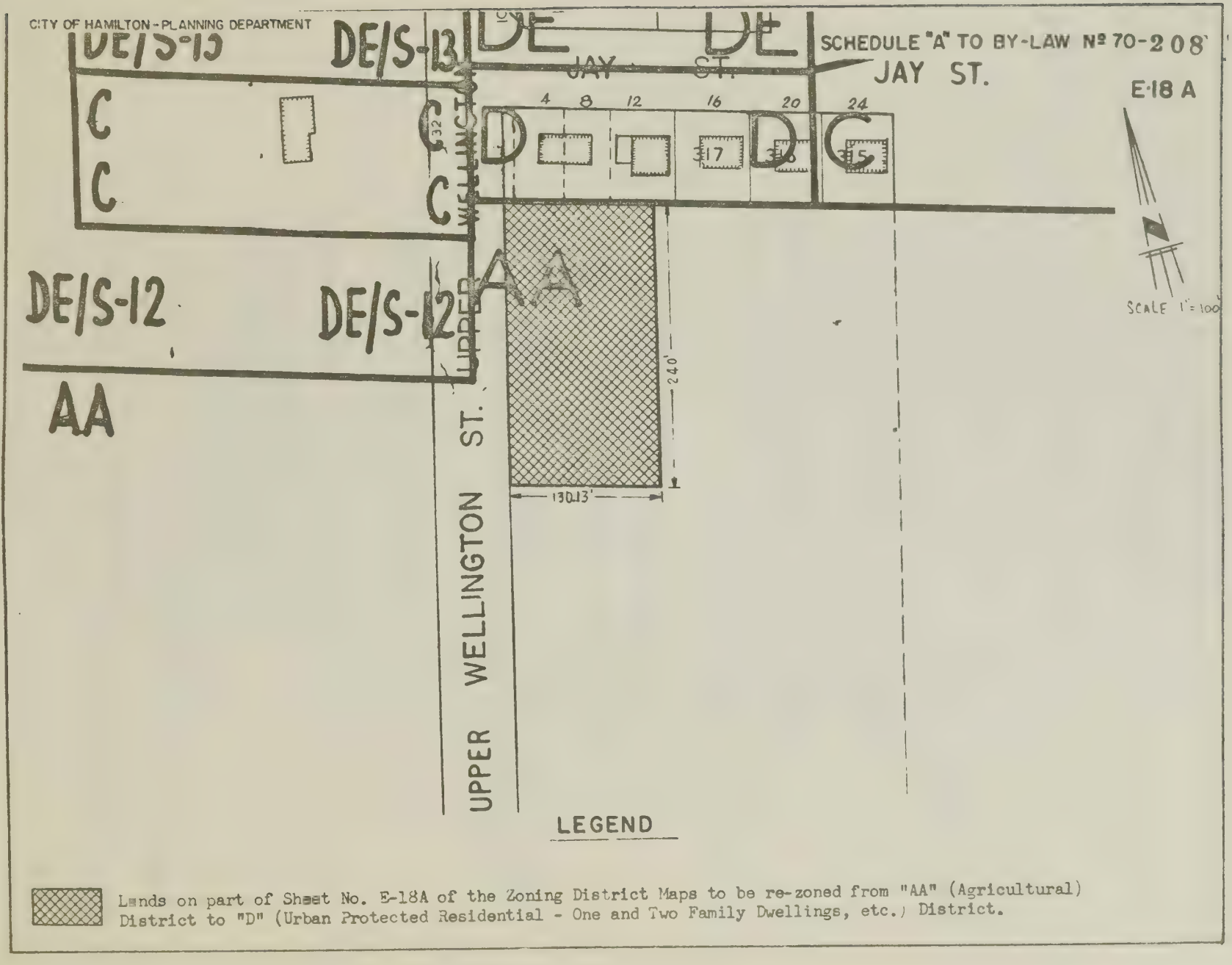
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 28th day of July, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.


CITY OF HAMILTON - PLANNING DEPARTMENT
SCHEDULE "A" TO BY-LAW Nº 70-208
E-18 A
JAY ST.
DE/S-13
DE/S-12
AA
C
D
UPPER WELLINGTON ST.
4
8
12
16
20
24
317
315
240'
130.13'
SCALE 1" = 100'
LEGEND
Lands on part of Sheet No. E-18A of the Zoning District Maps to be re-zoned from "AA" (Agricultural) District to "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District.

(S-164) (b)

SCHEDULE S-169

BY-LAW NO. 70-274

To Amend Zoning By-law No. 6593

Respecting:

Land located in the area on the East
Side of Upper Gage Avenue

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. 49a of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended as follows:

(1) by changing from "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district, those lands comprised of Block 1, and

(2) by changing from "C" (Urban Protected Residential, etc.) district to "DE" (Low Density Multiple Dwellings) district those lands comprised of Block 2,

the extent and boundaries of each of which Block 1 and Block 2 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "D" District provisions of By-law No. 6593, the lands comprised in Block 1, and

(2) the "DE" District provisions of By-law No. 6593, the lands comprised in Block 2,

the extent and boundaries of each of which Block 1 and Block 2 are described in Schedule "A", shall be subject to the requirements that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall and lany be used except in accordance with:

(a) as to Block 1,

(i) a residential use that excludes row dwellings, and
(ii) a registered plan of subdivision, and

(b) as to Block 2,

(i) residential uses that do not exceed 27 dwelling units,
(ii) a Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton and approved by The Ontario Municipal Board, and
(iii) a registered plan of subdivision.

3. The said Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19b as "S-169".

4. Sheet No. 49a of the District Maps appended to and forming part of the said Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Section 1, "S-169".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law including a brief explanation of its purpose and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 29th day of September, A.D. 1970.

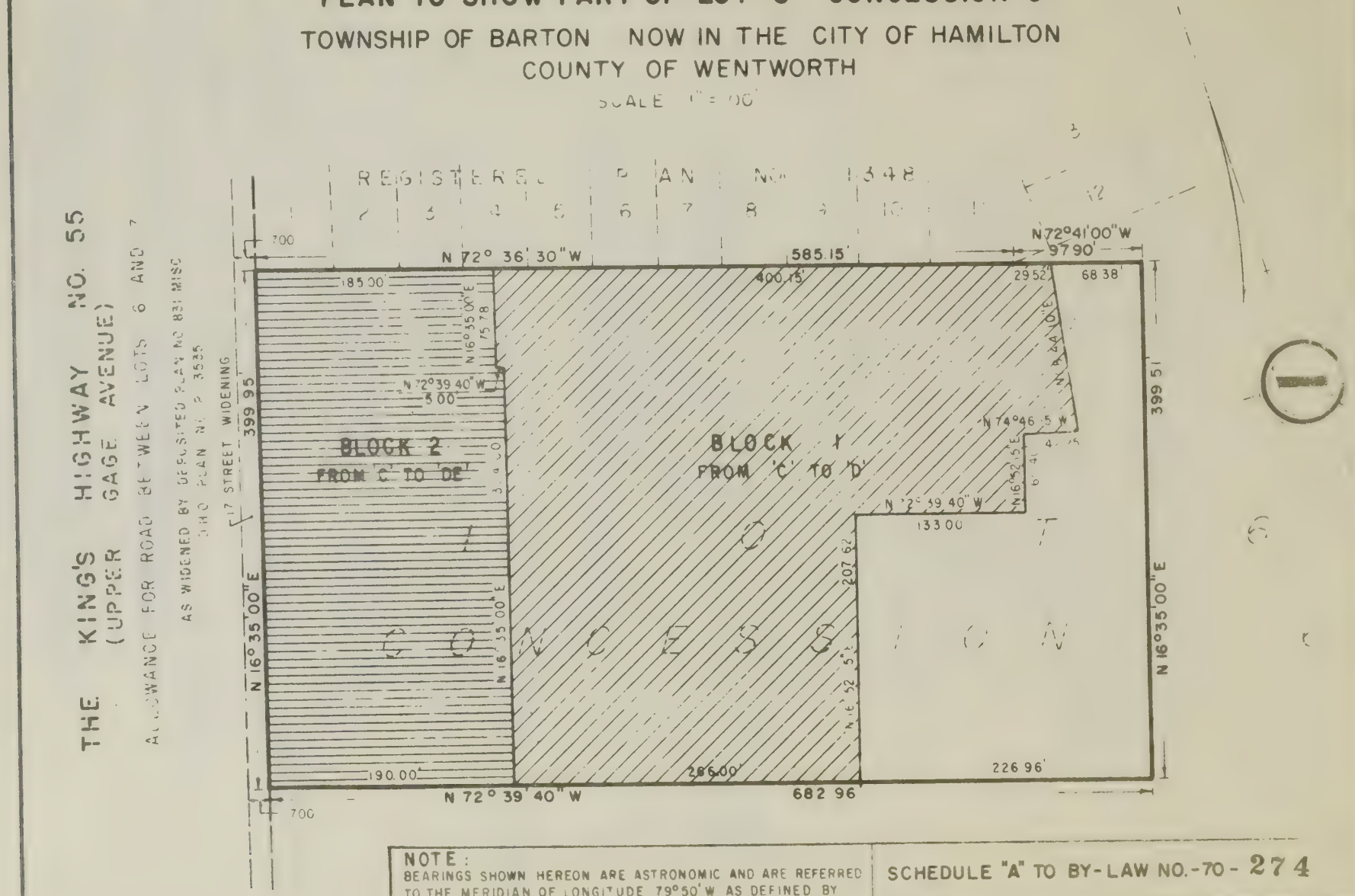
E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

PLAN TO SHOW PART OF LOT 6 CONCESSION 6

TOWNSHIP OF BARTON NOW IN THE CITY OF HAMILTON
COUNTY OF WENTWORTH

SCALE 1" = 100'



NOTE:
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE MERIDIAN OF LONGITUDE 79°50'W AS DEFINED BY DEPOSITED PLAN NO 831 MISCELLANEOUS, DEPARTMENT OF HIGHWAYS OF ONTARIO FILE NO P-3535

J.J. HOWE ONTARIO LAND SURVEYOR

DATE 19 AUGUST, 1970

SCHEDULE "A" TO BY-LAW NO.-70- 274

MARSHALL, MACKLIN and MONAGHAN
ONTARIO LAND SURVEYORS
103 JOHN STREET SOUTH, HAMILTON 529-5319

Drawn by R	Chk by R.C.C.	Scale 1"=100'	Dwg. No L-778

SCHEDULE S-170

BY-LAW NO. 70-258

To Amend:

Zoning By-law No. 6593

Respecting:

Lands located in the Area on the North side of Stone Church Road between Garth and Upper Paradise Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.27c of the District Maps appended to and forming part of Zoning By-Law No. 6593, passed on the 25th day of July, 1950 is hereby amended as follows:

(i) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district those lands comprised of Block 1, and

(ii) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential- One and Two Family Dwellings, etc.) district, those lands comprised of Block 2 and Block 3, and

(iii) by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings) district those lands comprised of Block 4,

the extent and boundaries of each of which Block 1, Block 2, Block 3 and Block 4 are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "D" District provisions of Zoning By-law No. 6593, the lands comprised of Block 2 and Block 3, and

(2) the "DE" District provisions of Zoning By-law No. 6593, the lands comprised of Block 4,

the extent and boundaries of each of which are described in Schedule "A", shall be subject to the requirement that no building shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) as to Block 2 and Block 3, a residential use that does not include row dwellings, and

(b) as to Block 4,

(i) a Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton and approved by The Ontario Municipal Board, and

(ii) a density of development that does not exceed 9 dwelling units, and

(c) as to Block 1, Block 2, Block 3, and Block 4, a Registered Plan of Subdivision.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as "S-170".

4. Sheet No. W.27c of the District Maps, appended to and forming part of Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 2 above, "S-170".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 8th day of September, A.D. 1970.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

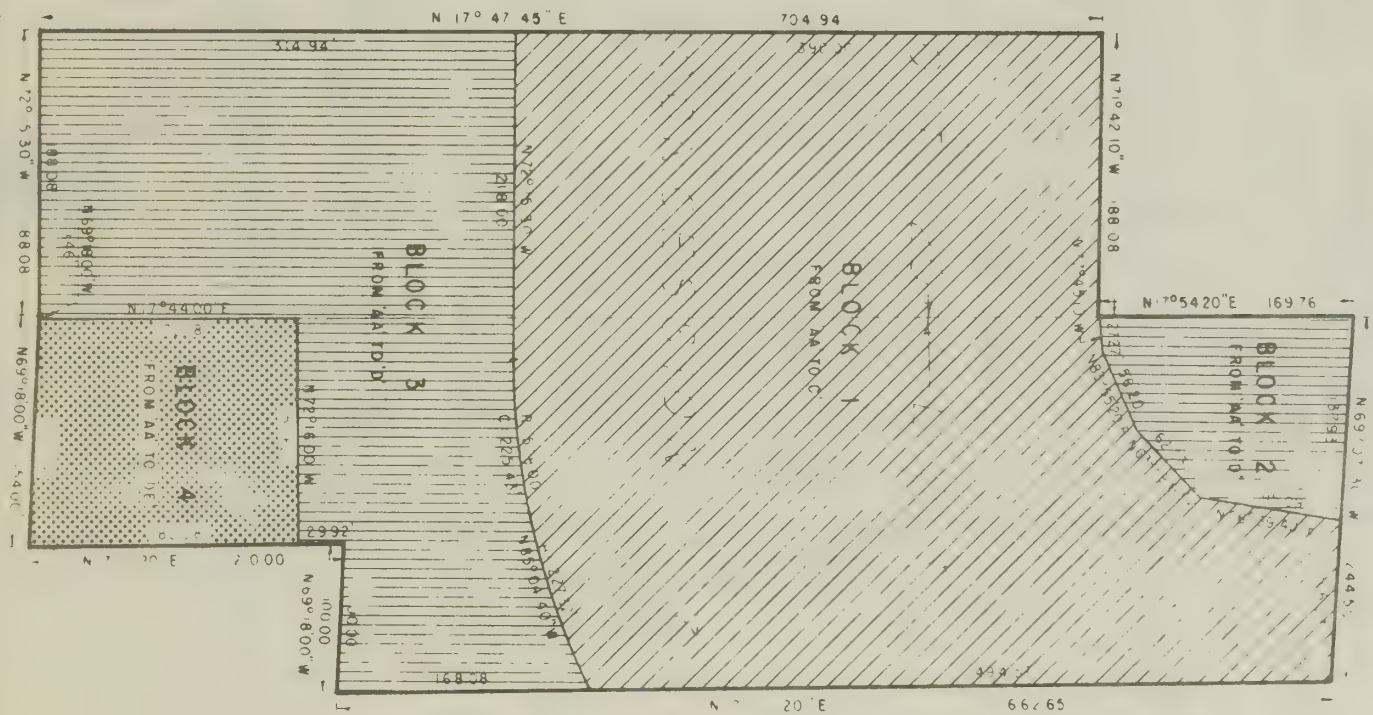
PLAN TO SHOW PARTS OF LOTS 19 AND 20 CONCESSION 7

TOWNSHIP OF BARTON NOW IN THE CITY OF HAMILTON

COUNTY OF WENTWORTH

STONE CHURCH ROAD

(S-170) (c)



NOTE

SCHEDULE A TO BY-LAW NO-70-258

MARSHALL, MACKLIN and M. VAUGHAN

SCHEDULE S-171

BY-LAW NO. 70-297

To Amend Zoning By-law 6593

Respecting:

Land located in the area at the South-East corner of James Street South and Forest Avenue

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Notwithstanding

(1) the "E-1" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions of Zoning By-law No. 6593, passed on the 25th day of July, 1950 the land shown on Sheet No. E. 5 of the District Maps,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A" shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) a Site Plan hereto annexed as Schedule "B" and the details of development therein including

(i) an external design comprised of a glazed white brick and wrought iron window grill facade on the front of the existing building on the lands shown in Schedule "A"; and

(b) a commercial use which is a retail drug store; and

(c) eight parking spaces situate on the land municipally known as no. 14 Forest Avenue and provided and maintained exclusively for the purpose of the retail drug store.

2. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-171".

3. Sheet No. E. 5 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593 is amended by marking the land referred to in Section 1, above, "S-171".

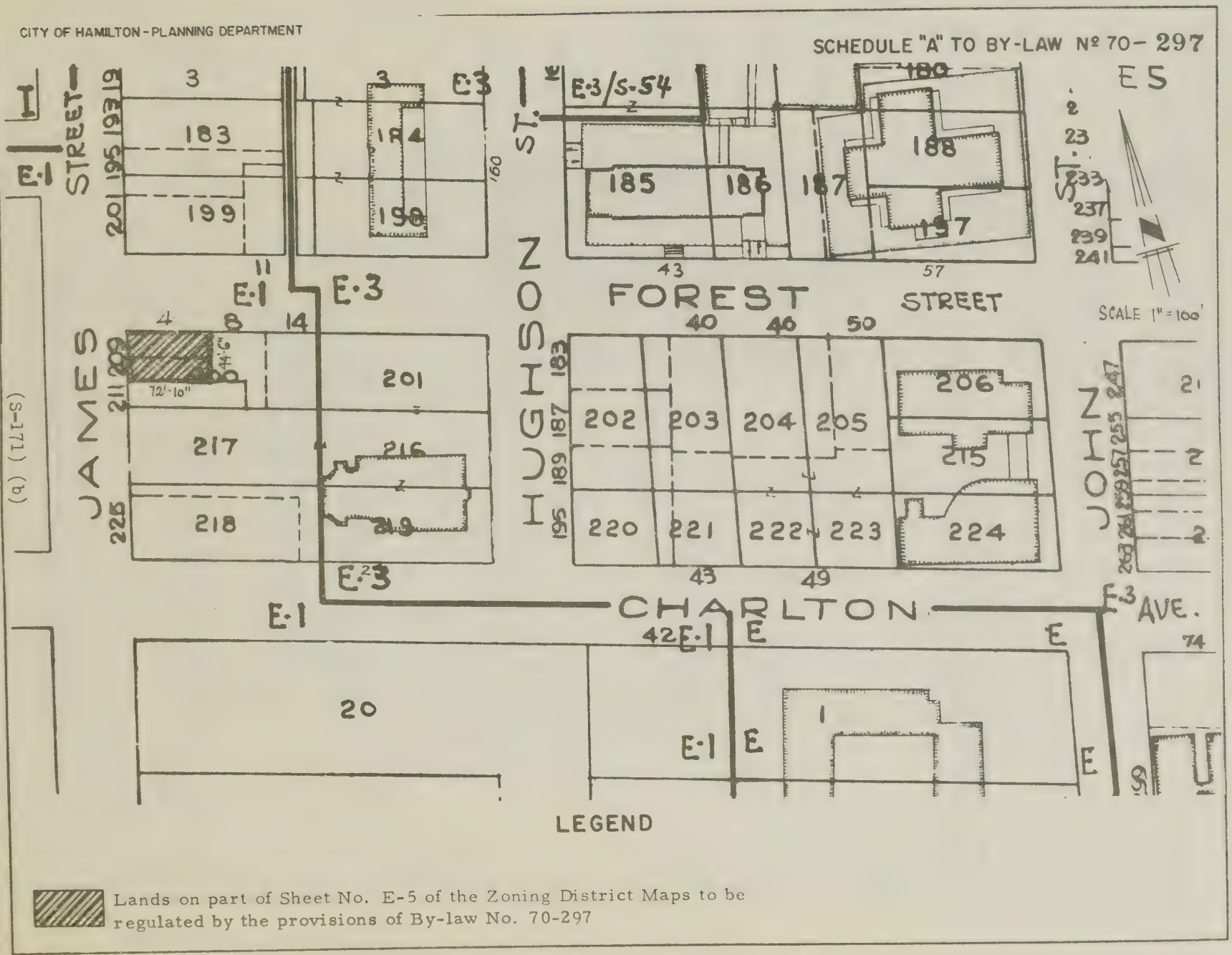
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

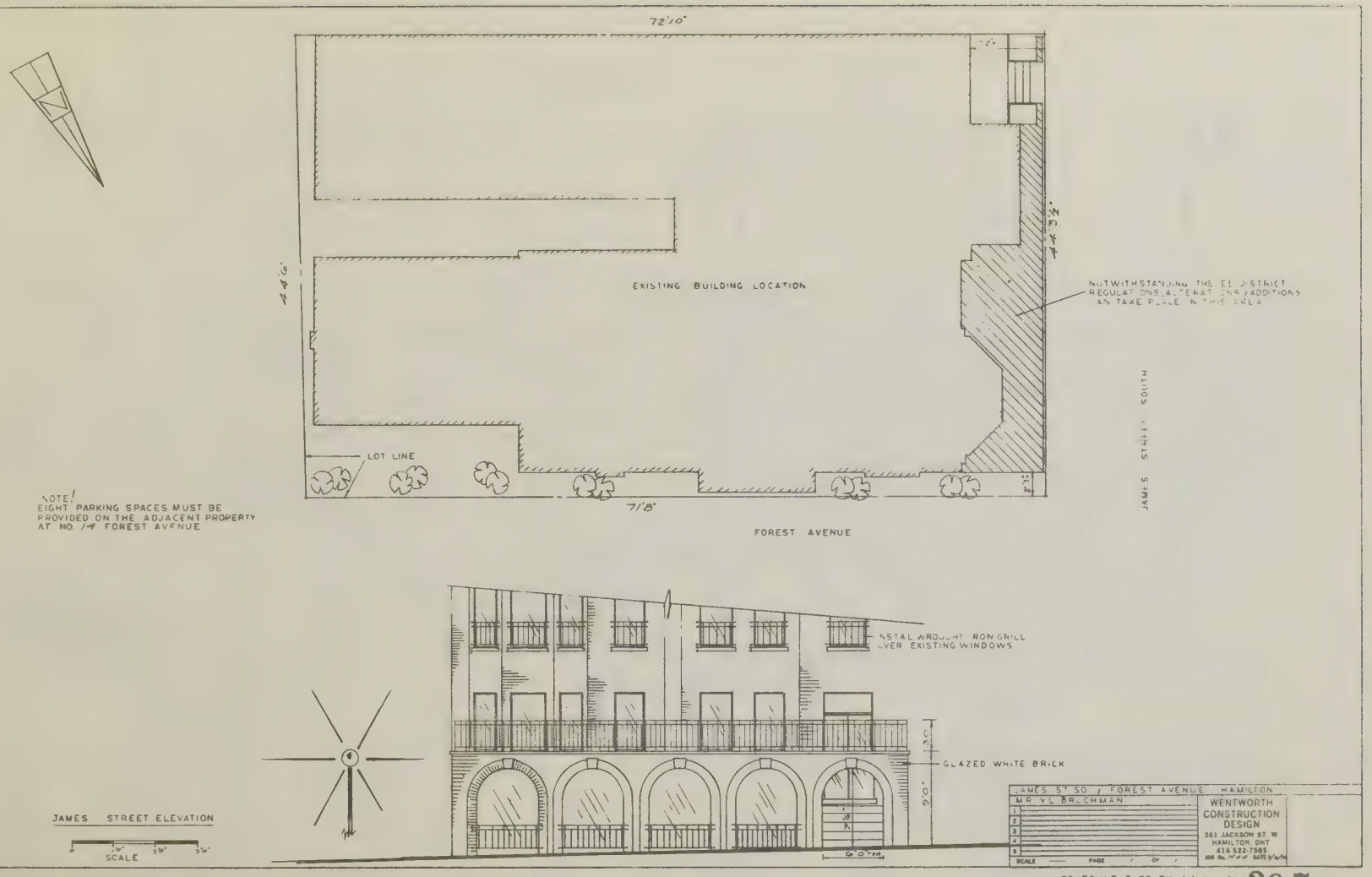
PASSED this 13th day of October, A.D. 1970

K. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.


CITY OF HAMILTON - PLANNING DEPARTMENT
SCHEDULE "A" TO BY-LAW Nº 70-297
STREET
E-1
E-3
E-3/S-54
ST.
ES
SCALE 1" = 100'
JAMES
HUGHSON
FOREST STREET
CHARLTON
AVE.
(S-171) (b)
183
199
198
185
186
187
188
197
202
203
204
205
206
215
216
217
218
219
220
221
222
223
224
201
20
LEGEND
Lands on part of Sheet No. E-5 of the Zoning District Maps to be regulated by the provisions of By-law No. 70-297

(S-171) (c)



SCHEDULE B TO BYLAW NO. 297

SCHEDULE S-172

BY-LAW NO. 71-207

To Amend:

Zoning By-law No. 6593

Respecting:

Land located at Municipal Nos. 273 and 277
East Avenue North

WHEREAS a warehouse building is presently located on part of the land, the extent and boundaries of which are shown in and on a plan hereto annexed as Schedule "A";

AND WHEREAS the whole of the land described in Schedule "A" is situate and subject to the "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district of Zoning By-law No. 6593;

AND WHEREAS Zoning By-law No. 6593 was passed on the 25th day of July, 1950;

AND WHEREAS the said "D" District provisions prohibit the use of the land described in Schedule "A" for a warehouse building;

AND WHEREAS the said warehouse building located on part of the land described in Schedule "A" has continued to be used in the same manner and for the same purpose as it was on the day that Zoning By-law No. 6593 was passed;

AND WHEREAS subsection 18 of Section 30 of The Planning Act, R.S.O., 1960, Chapter 296, does permit, with the approval of the Ontario Municipal Board, the extension or enlargement of any land, building or structure used for any purposes prohibited by the By-law if such land, building or structure continues to be used in the same manner and for the same purposes as it was used on the day Zoning By-law No. 6593 was passed;

AND WHEREAS it is proposed to extend or enlarge the warehouse building presently located on part of the land described in Schedule "A" to and on the remaining part of the land, the whole of which is described in Schedule "A";

AND WHEREAS the effect of any such extension or enlargement is to extend the presently existing legal non-conforming use of the warehouse building from the part of the land on which it is presently located to the remaining part of the land, the whole of which is described in Schedule "A".

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Notwithstanding

   (1) the "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district of Zoning By-law No. 6593, passed on the 25th day of July, 1950, the building or structure located on the land shown in Sheet No. E.12 of the District Maps appended to and forming part of By-law No. 6593,

the extent and boundaries of which land are described in and on Schedule "A", shall be subject to the requirement that the said building or structure or any part thereof shall not be extended or enlarged nor shall the land described in Schedule "A" be used except

   (a) in accordance with the Site Plan hereto annexed as Schedule "B";

   (b) for the purpose of a warehouse used in the same manner and for the sampe purpose that the said building continues to be used as it was used on the day the said Zoning By-law No. 6593 was passed.

2. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-172".

3. Sheet No. E.12 of the District Maps appended to and forming part of By-law No. 6593 is amended by marking the land referred to in Section 1 above, "S-172".

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

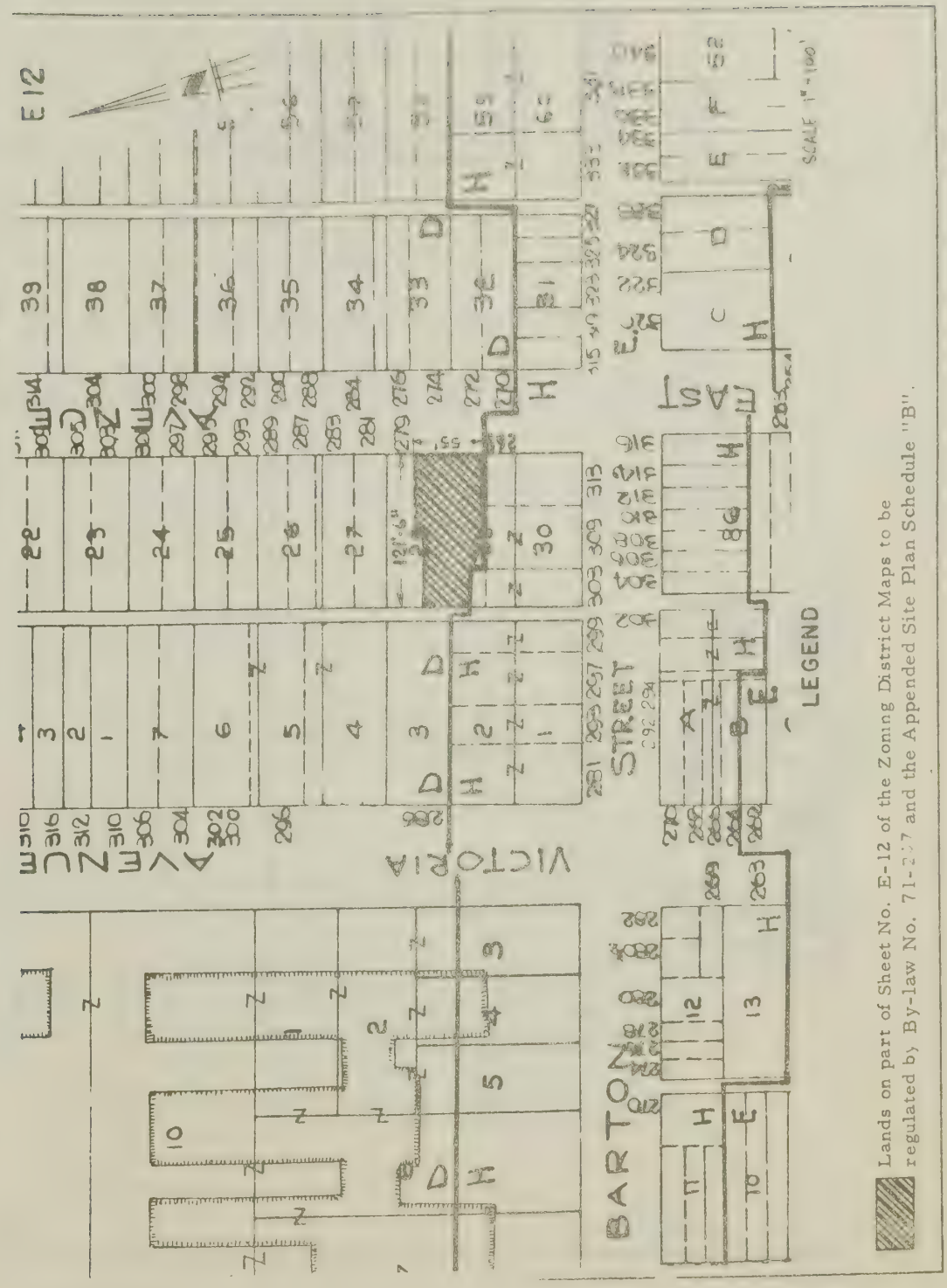
Read a FIRST AND SECOND time on the 13th day of October, 1970.

Read a THIRD time and finally passed on the 27th day of July, 1971, the approval of the Ontario Municipal Board having been obtained on the 6th day of July, 1971.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

Schedule "A" to By-law No. 71-207



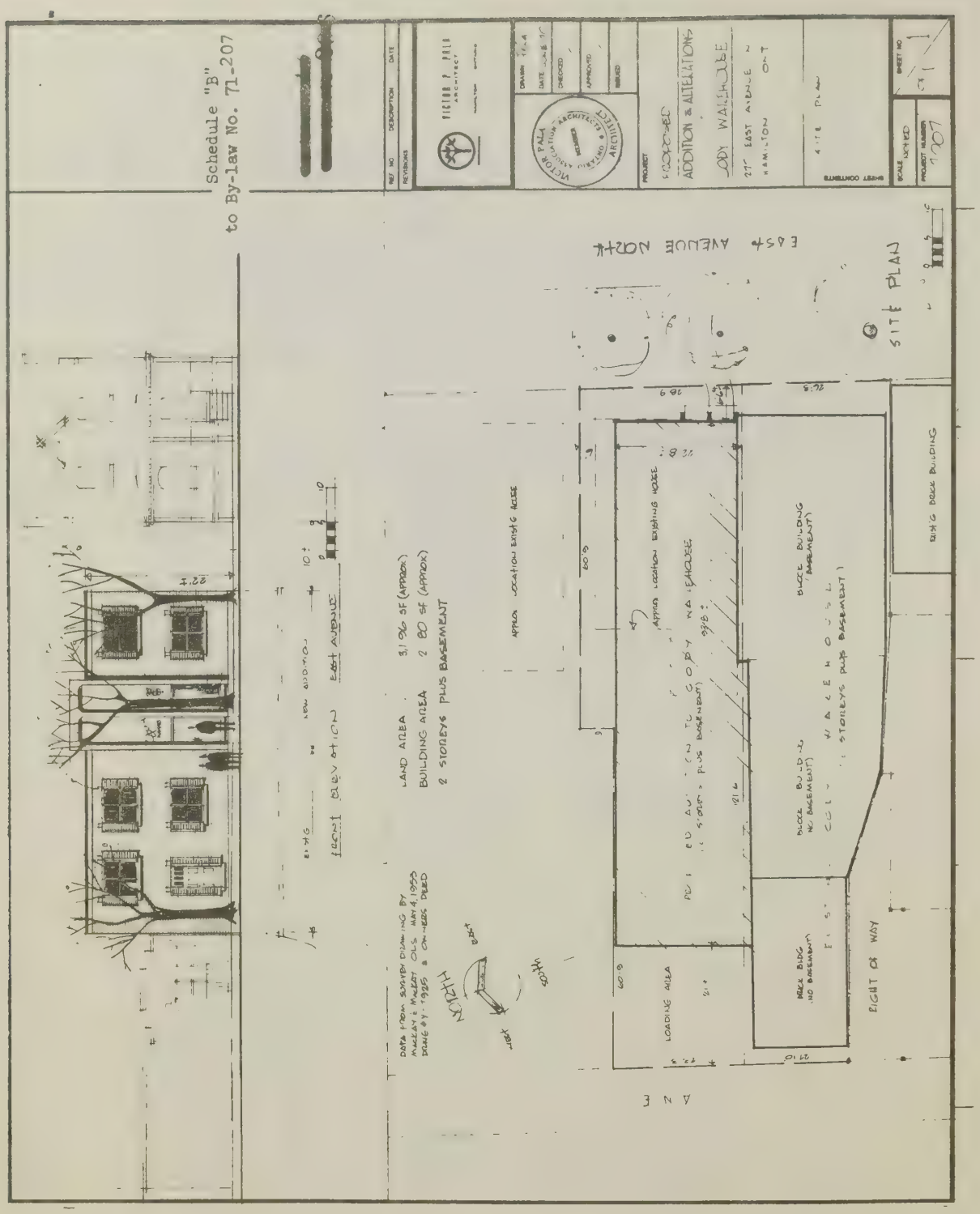
Bill No. 309

This is Schedule "A" to By-law No. 71207 passed the 27th day of July, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

Deputy City Clerk

Mayor



Bill No. 309

This is Schedule "B" to By-law No. 71-207 passed the 27th day of July, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

Deputy City Clerk

Mayor

SCHEDULE S-173

BY-LAW NO. 70-363

To Amend:

Zoning By-law No. 6593

Respecting:

Land located in the area on the East Side
of Broadway Street

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.41 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended,

(a) by changing from "C" (Urban Protected Residential, etc.) district to "G-3" (Public Parking Lots) district, those lands,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to the said land shown on Schedule "A", the "G-3" District provisions subject only to the special requirements shown on the Site Plan annexed hereto as Schedule "B".

3. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-173".

4. Sheet No. W.41 of the District Maps appended to and forming part of By-law No. 6593 is amended by marking the lands referred to in Section 1, above, "S-173".

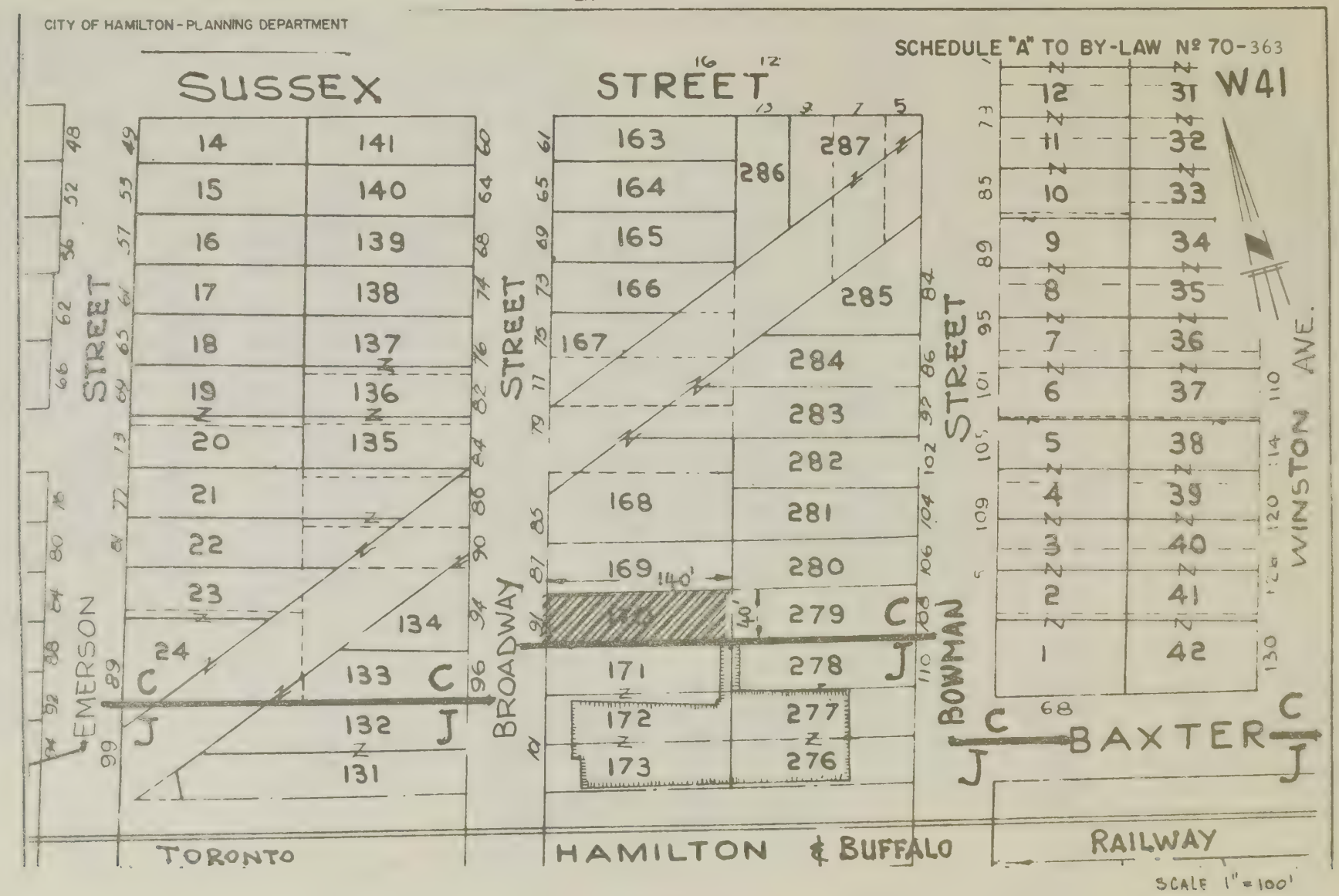
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 15th day of December, A.D. 1970.

E. A. SIMPSON,
City Clerk.

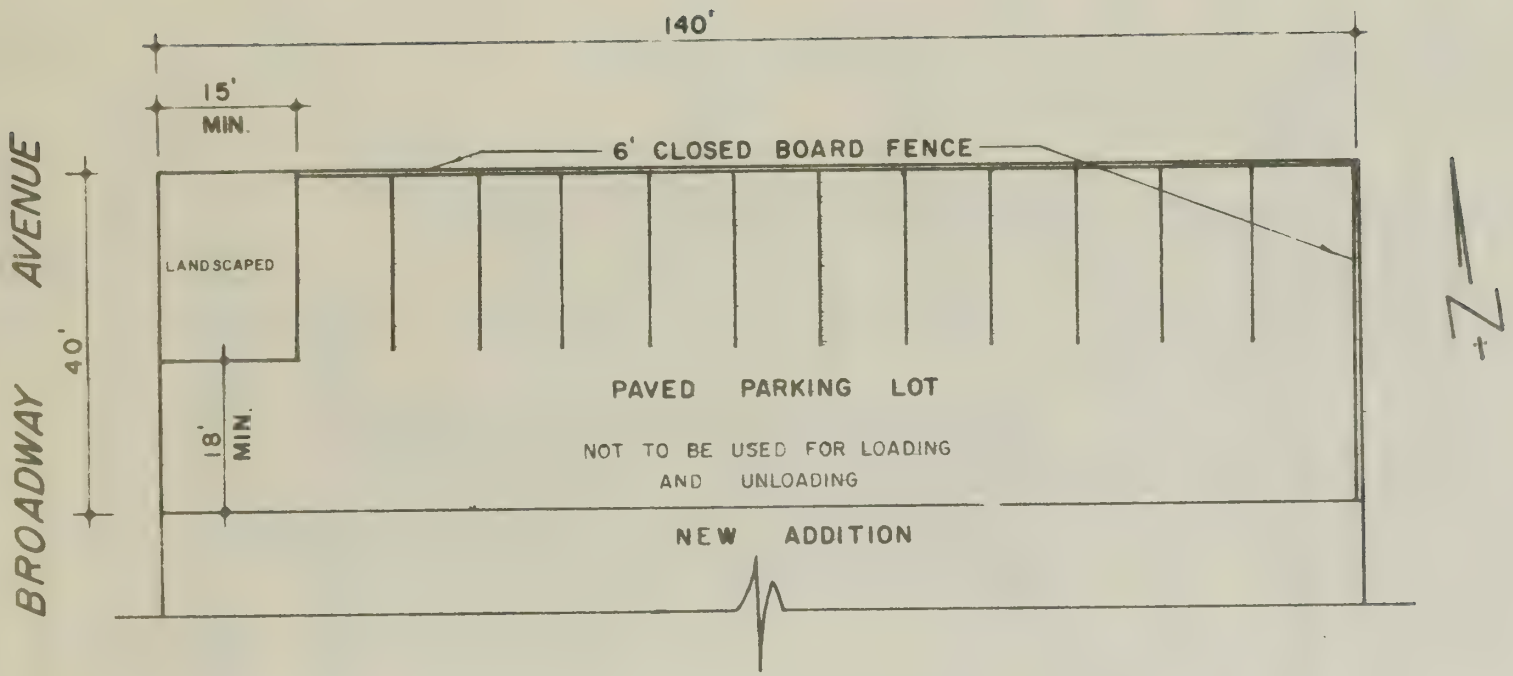
VICTOR COPPS,
Mayor.



(S-173) (b)

LEGEND

Lands on part of Sheet No. W-41 of the Zoning District Maps to be regulated by By-law No. 70-363 and the Appended Site Plan Schedule "B"



(S-173) (c)

DETAILS OF DEVELOPMENT

LAND AREA	5600 SQ. FT.
PARKING AREA	4600 SQ. FT.
PARKING SPACES	12 (10' x 20')

SITE PLAN
EMPLOYEES PARKING AREA
WINDSOR WAFERS
SCALE 1"-20'

Schedule "B" to By-Law 70- 363

SCHEDULE S-174

BY-LAW NO. 70-285

To Amend Zoning By-law No. 6593

Respecting:

Lands located in the area on the East Side of Sanford Avenue North

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E. 21 of the District Maps, appended to and forming part of Zoning By-law No. 6593 passed on the 25th day of July, 1950 is hereby amended as follows:

(1) by changing from "J" (Light and Limited Heavy Industry, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district those lands,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "E" District provisions of Zoning By-law No. 6593, the lands herein,

the extent and boundaries of which are described in Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) the Site Plan hereto annexed as Schedule "B" and the details of development therein including

(i) a gross floor area not exceeding 133,615 square feet; and

(ii) not more than 131 dwelling units; and

(iii) not less than 48,000 square feet of landscaped area;

(iv) a ratio of 1¼ parking spaces for each dwelling unit;

(v) not more than 29 parking spaces on or above the surface of the lands described in Schedule "A"; and

(vi) the location of the remainder of the required parking spaces after deduction of the amount of parking spaces permitted in clause (vi), below the surfaces of the lands described in Schedule "A".

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-174".

4. Sheet No. E. 21 of the District Maps, appended to and forming part of Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Section 1, above, "S-174".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

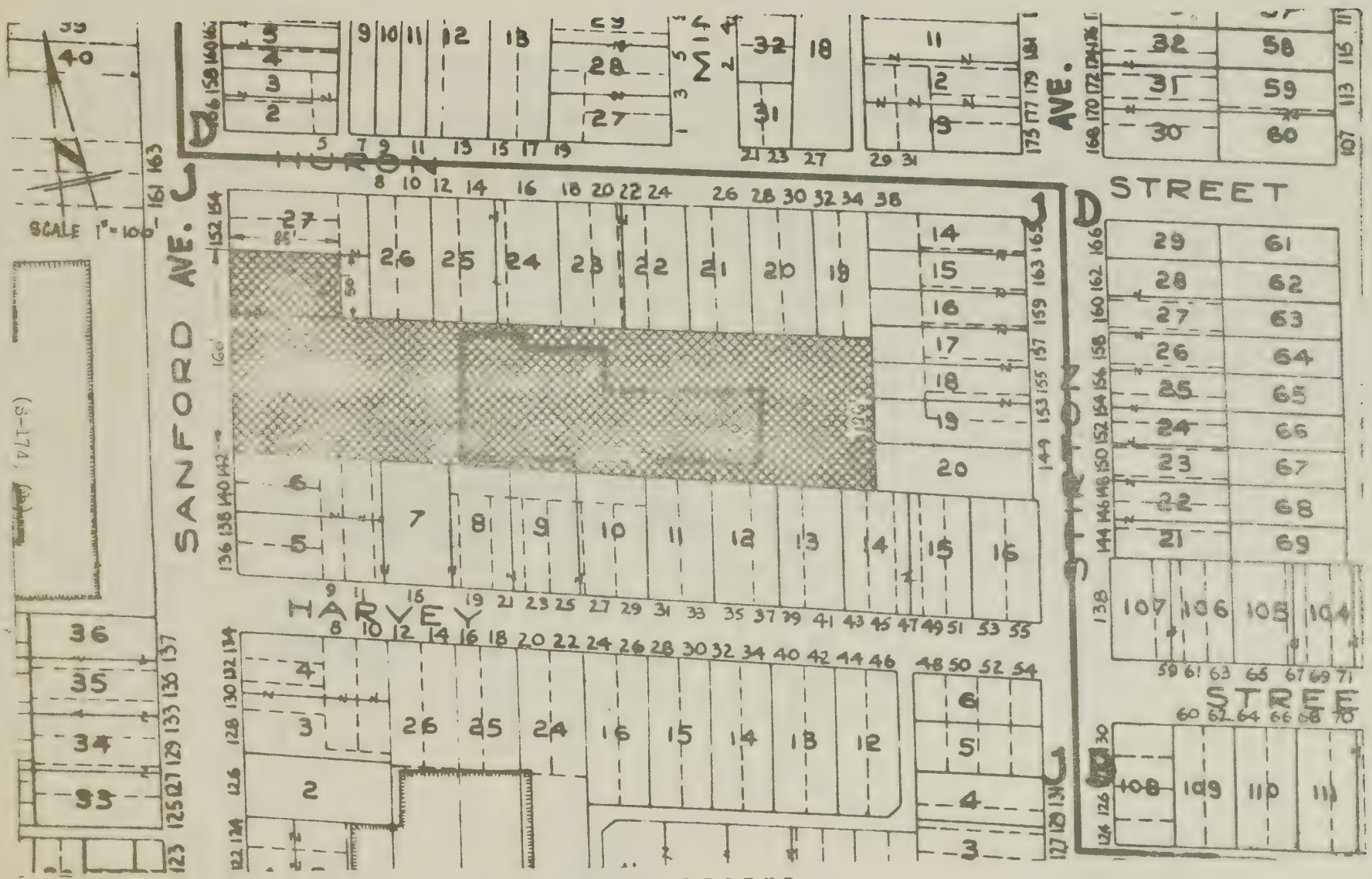
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 29th day of September, A.D. 1970.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

Schedule "A" to By-law No. 70-285



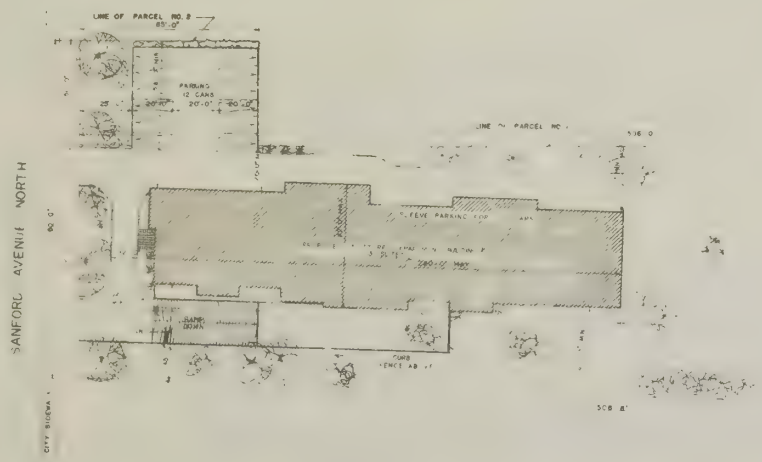
LEGEND

Lands on part of Sheet No. E-21 of The Zoning District Maps to be rezoned from "J"(Light and Limited Heavy Industry, etc.) District to "E" (Multiple Dwellings, Lodges, Clubs, etc.) District.

PLAN
SHOWING
LANDS OF THE BELL THREAD CO LIMITED
BEING PART OF
PARK LOT 35 MICHAEL ARMAN'S SURVEY
IN THE
CITY OF HAMILTON
MACRAY MACRAY & PETERS — ENGINEERS & SURVEYORS
JUNE 23rd, 1966
NOTE SHOWING ON SITE PLAN AS PARCE NO ONLY

LEGEND
EXISTING FENCE
BUILDING AREA
CONCRETE CURB
LANDSCAPED AREA
TREES
PARKING SPACE

HURON STREET



LANDSCAPED AREA
24'-0" MIN

HARVEY STREET

DETAILS OF DEVELOPMENT

SITE PLAN FOR MODIFIED "E" ZONING
LAND AREA 65,944.95 SF (1.428 ACRES)
BUILDING COVERAGE 11,000 SF (16.8% OF LOT AREA)
GROSS ALLOWABLE FLOOR AREA - RESIDENTIAL 34,000 SF
- RECREATIONAL 11,000 SF
TOTAL 54,700 SF
BUILDING HEIGHT 5 STOREY 34'-0"
NUMBER OF DWELLING UNITS
31 UNITS (TOTAL)
PARKING SPACES
(UNDERGROUND) 137
(SURFACE) 29
TOTAL 166
LANDSCAPED AREA 48,000 SF 73.8% OF LOT AREA)
SCHEDULE 'B' TO BYLAW 6670

285

(S-174) (c)

REVISIONS	NOTES	NOTES			

ALL RIGHTS TO THESE DRAWINGS ARE RESERVED AND THEY MAY NOT BE COPIED NOR USED IN ANY FORM WITHOUT THE EXPRESS PERMISSION OF GORDON C. SUTIN & ASSOCIATES LIMITED
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE COMMENCING THE WORK. PRINTS ARE NOT TO BE SCALED

GORDON C. SUTIN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
HAMILTON CANADA

PROJECT: BARCAL LEASING HOUSING PROJECT
148 SANFORD AVENUE N., HAMILTON, ONTARIO

SITE PLAN

DRAWN BY: PAH | SCALE: 1" = 20'-0" |
CHECKED BY: RH | DATE: AUGUST 1970 | JOB No. 498

DRAWING No. 1

SCHEDULE S-175

BY-LAW NO. 71-66

To Amend:

Zoning By-law No. 6593

Respecting:

Land located North of Limeridge Road
in the area East of Garth Street

WHEREAS By-law No. 67-315, passed on the 14th day of November, 1967 and approved by the Ontario Municipal Board by Order dated April 11, 1968, did rezone the land more particularly shown on Schedule A thereto as Block B to "DE" (Low Density Multiple Dwellings) district;

AND WHEREAS it is expedient to regulate part of the area of the said Block B by means of a Site Plan.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule A, the "DE" District provisions subject to the special requirements shown on a Site Plan hereto annexed as Schedule B.

2. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-175".

3. Sheet No. W.17A of the District Maps appended to and forming part of the said Zoning By-law No. 6593, is amended by marking the lands referred to in Section 1, "S-175".

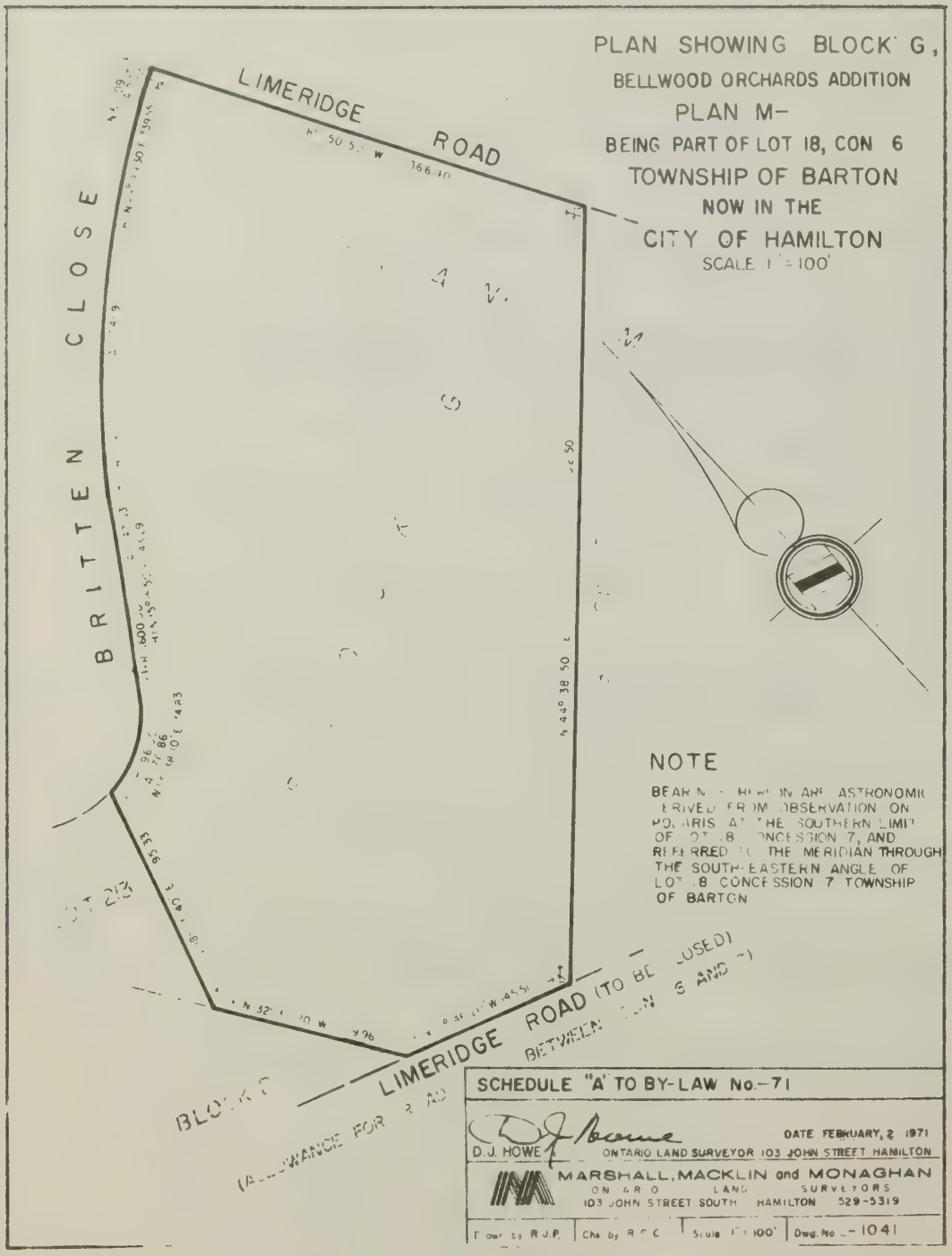
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 9th day of March, A.D. 1971.

E. A SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



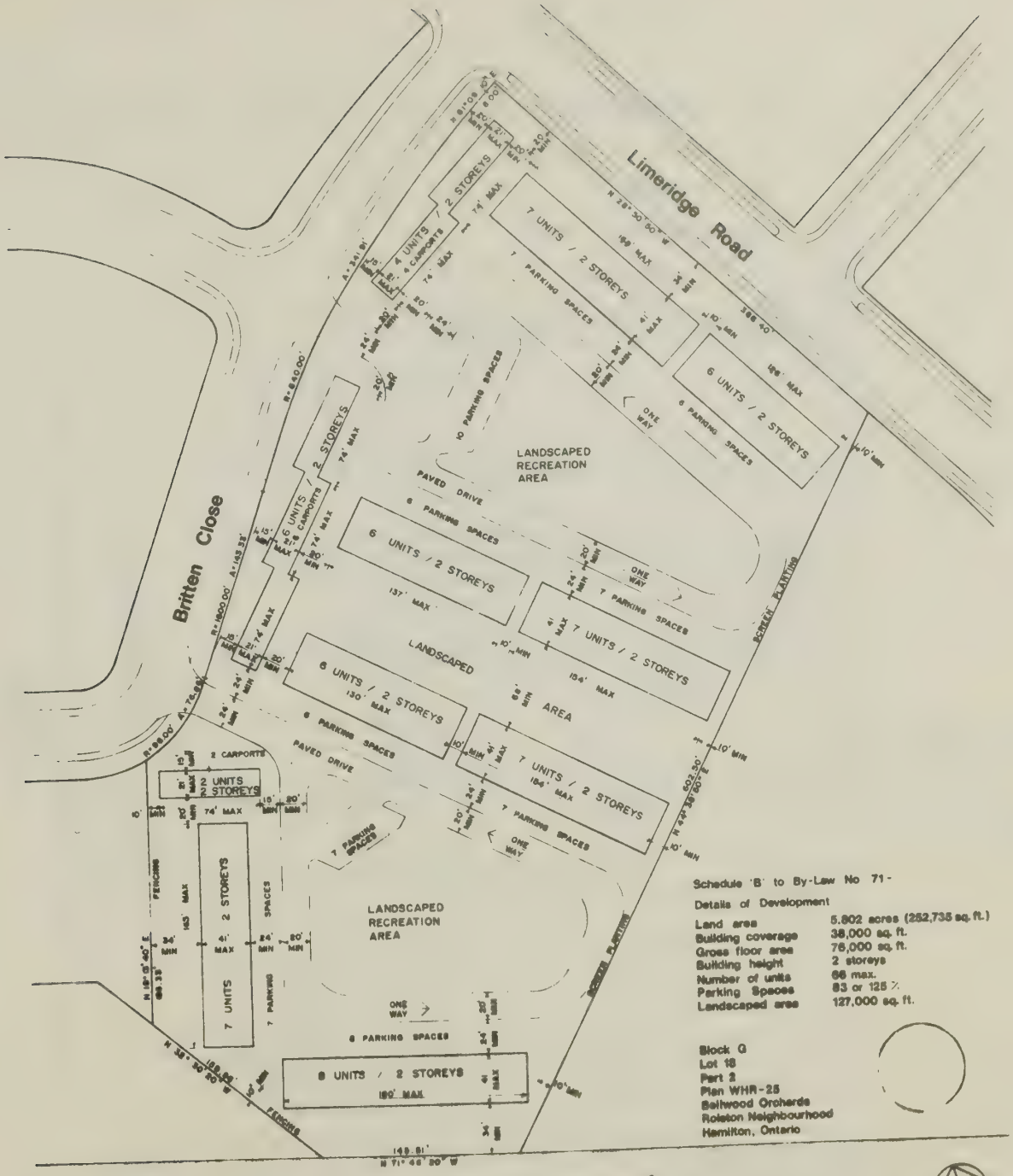
This is Schedule "A" to By-law No. 71-66 passed the 9th day of March, A.D., 1971

THE CORPORATION OF THE CITY OF HAMILTON

Mayor

City Clerk

Bill No. 67



Central Mortgage & Housing Corporation
Housing Project

This is Schedule "B" to By-law No 71-66 passed the 9th day of March, A.D., 1971.

THE CORPORATION OF THE CITY OF HAMILTON

Victor K. Copps
Mayor

E. D. Hampton
City Clerk

Bill No. 67

(S-175) (c)

SCHEDULE S-176

BY-LAW NO. 71-78

To Amend:

Zoning By-law No. 6593

Respecting:

Land located in the Gershome Neighbourhood Plan in the area south of the T.H. & B. Railway Right-of-way

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E.107 and E.108 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950 are amended,

(a) by changing from "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential - One and Two Family Dwellings) district, those lands comprised of Block 1, and

(b) by changing from "C" (Urban Protected Residential, etc.) district to "DE" (Low Density Multiple Dwellings) district, those lands comprised of Block 2,

the extent and boundaries of each of which Block 1 and Block 2 are shown on a plan hereto annexed as Schedule A.

2. No building or structure or any part thereof shall be erected, altered, extended or enlarged, nor shall any land be used except in accordance with,

(a) as to Block 1, the "D" District provisions subject to the special requirement that,

(i) row dwellings are prohibited; and

(b) as to Block 2, the "DE" District provisions subject to the special requirements,

(i) shown on a Site Plan as shall be annexed to such further and other by-law as shall be enacted by the Corporation of the City of Hamilton and approved by the Ontario Municipal Board.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-176".

4. Sheets Nos. E.107 and E.108 of the District Maps appended to and forming part of By-law No. 6593, are amended by marking the land referred to in Section 1, above, "S-176".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 30th day of March, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

X-4191

This is Schedule "A" to By-law No. 71-78 passed the 30th day of March, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

Mayor

City Clerk

Bill No. 79

SCHEDULE S-177

BY-LAW NO. 70-350

To Amend:

Zoning By-law No. 6593

Respecting:

Land Located in the Area on the West Side of Grays Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.123 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended as follows:

(1) by changing from "JJ" (Restricted Light Industrial) district to "DE-2" (Multiple Dwellings) district, those lands

the extent and boundaries of which are shown on Schedule "A" attached hereto.

2. Notwithstanding

(1) the "DE-2" District provisions of Zoning By-law No. 6593, the lands herein,

the extent and boundaries of which are shown on Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with:

(a) a Site Plan annexed as Schedule "B" hereto.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as "S-177".

4. Sheet No. E.123 of the District Maps, appended to and forming part of Zoning By-law No. 6593, is hereby amended by marking the land referred to in Section 1 as "S-177".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

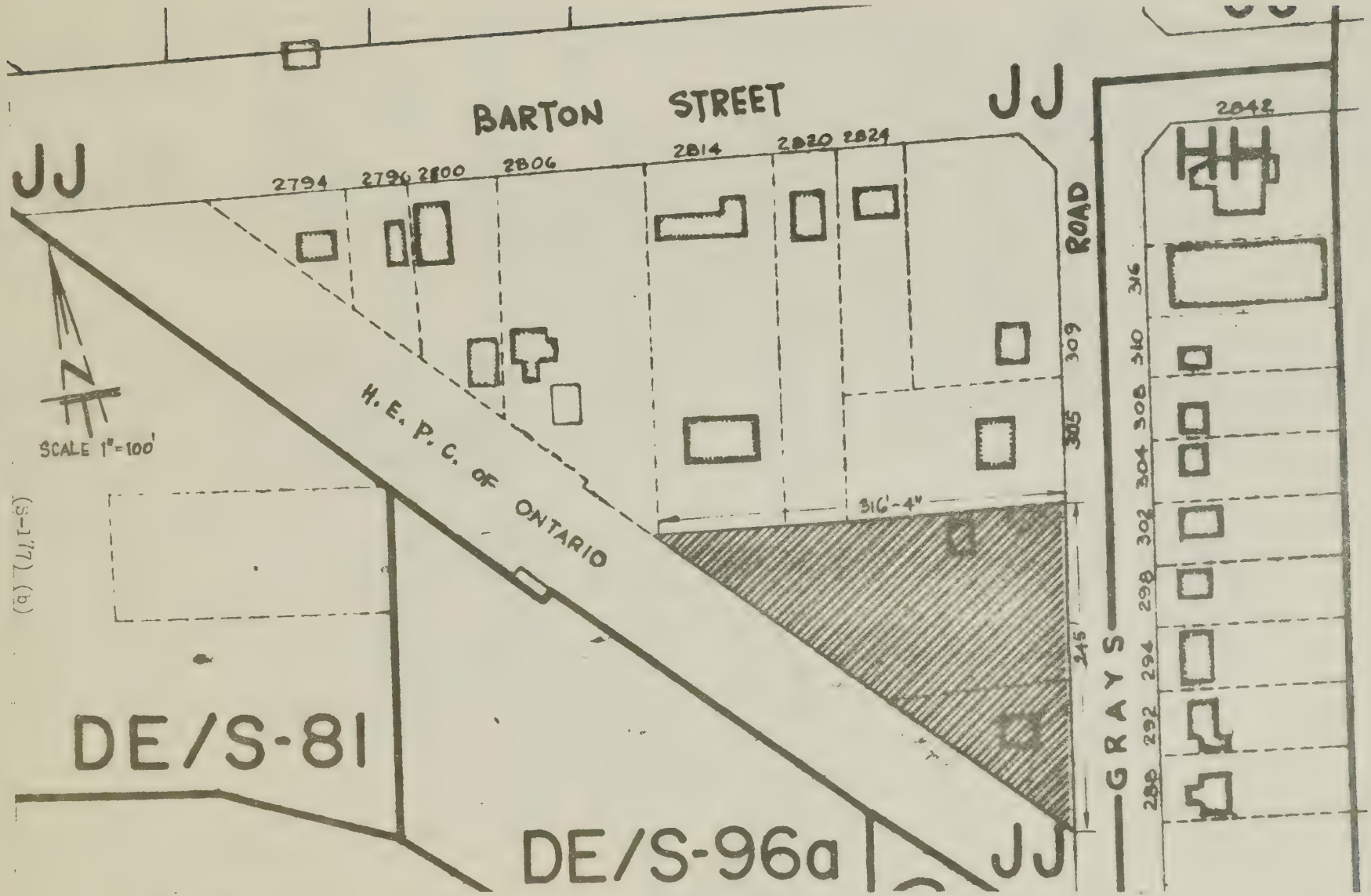
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 24th day of November, A.D. 1970.

E. A. SIMPSON,
City Clerk.

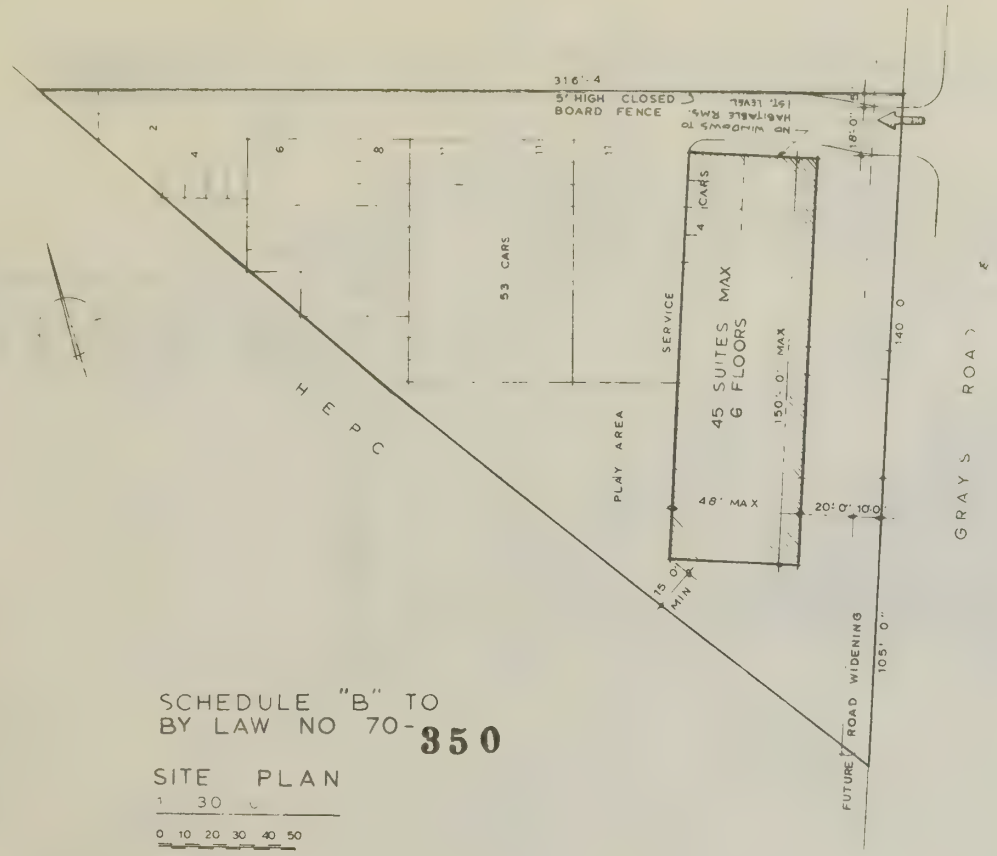
VICTOR COPPS,
Mayor.

Schedule "A" to By-law No. 70-350



LEGEND

Lands on part of Sheet No. E-123 of the Zoning District Maps to be regulated by By-law No. 70-350 and the Appended Site Plan Schedule "B".



SCHEDULE "B" TO
BY LAW NO 70-**350**

SITE PLAN

1" = 30'-0"

0 10 20 30 40 50

(S-177) (o)

DE - 2 ZONE REQUIREMENTS	
LAND AREA	38,700 ±
BUILDING COVERAGE	7,200 max
GROSS FLOOR AREA	38,200 max
BUILDING HEIGHT	6 FL 55' max
NO OF UNITS	45 @ 40 / ac max
NO OF CARS	57 (125 % min)
LANDSCAPE AREA	12,200 ± = 31 %

JOHN TYMOSHUK ASSOCIATION ARCHITECT MEMBER ONTARIO

MATT TYMOSHUK ASSOCIATION ARCHITECTS MEMBER ONTARIO ARCHITECT

TYMOSHUK & TYMOSHUK architects

HAMILTON

MAY 8, 1970

SCHEDULE S-180

BY-LAW NO. 70-325

To Amend:

Zoning By-law No. 6593

Respecting:

Land located in the area on the South East Corner of Mohawk Road and Upper Wellington Street

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.18 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended as follows:

(1) by changing from "E" (Multiple Dwellings, Lodges, Clubs, etc.) district to "G" (Neighbourhood Shopping Centre, etc.) district those lands

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule "A".

2. Notwithstanding

(1) the "G" District provisions, the land herein,

the extent and boundaries of which are described in Schedule "A", shall be subject to the requirement that no building or structure or any part thereof shall be erected, altered, extended, or enlarged nor shall any land be used except in accordance with:

(a) the Site Plan annexed hereto as Schedule "B".

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-180".

4. Sheet No. E.18 of the District Maps appended to and forming part of By-law No. 6593 is amended by marking the lands referred to in Section 1, above, "S-180".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

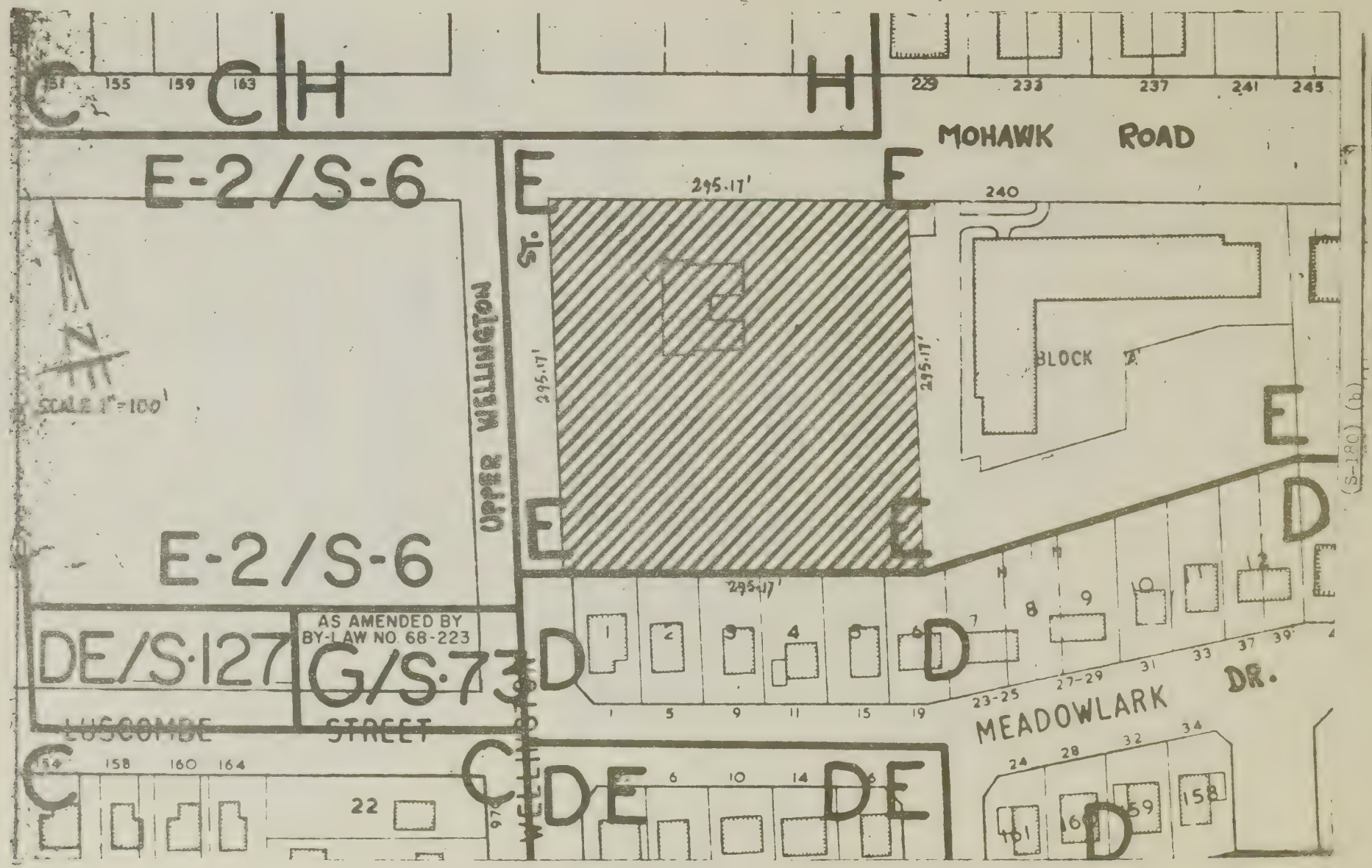
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 10th day of November, 1970.

E. A. SIMPSON,
City Clerk.

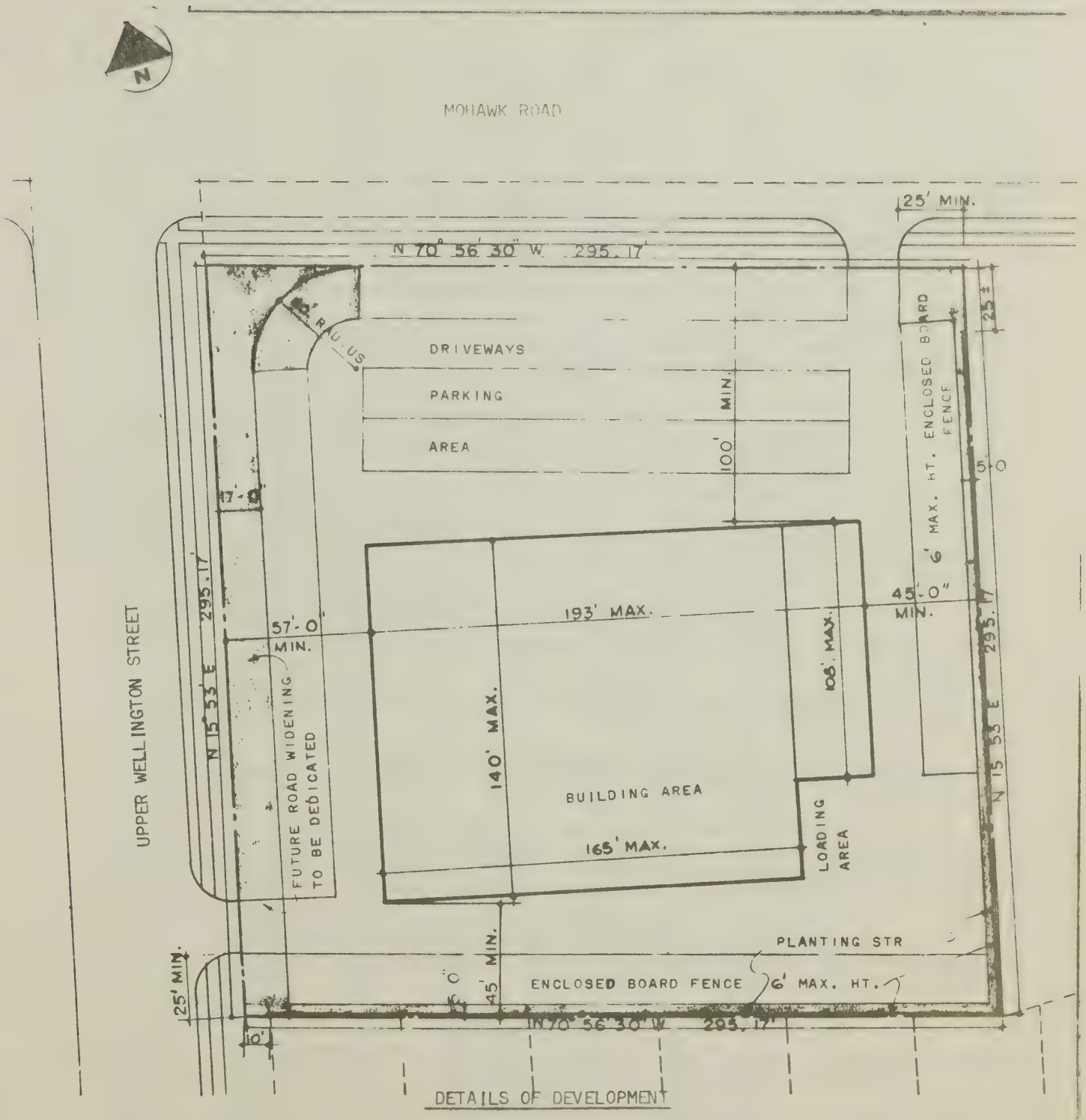
VICTOR COPPS,
Mayor.

Schedule "A" to By-law No. 70-325



LEGEND

Lands on part of Sheet No. E-18 of the Zoning District Maps to be regulated by By-law No. 70-325 and the Appended Site Plan Schedule "B".



DETAILS OF DEVELOPMENT

SCHEDULE "B" TO
BY-LAW NO. 70-325

LOT AREA	87,025 SQ. FT.
AREA OF BUILDING	25,000 SQ. FT. MAX.
PARKING SPACES	135' MIN.
HEIGHT OF BUILDING	25' MAX.

SCALE 1 = 50

107 (S-180) (c)

COMMERCIAL PROJECT for CHAIN GATE DEVELOPMENTS LTD. in HAMILTON
Venchiarutti & Venchiarutti Architects

SCHEDULE S-181

BY-LAW NO. 70-368

To Amend:

Zoning By-law No. 6593

Respecting:

Land located in the area the North-East
Corner of Dundurn Street and Stanley Avenue

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.14 of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended,

(a) by changing from "H" (Community Shopping and Commercial, etc.) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district those lands

the extent and boundaries of which are shown on Schedule "A" attached hereto.

2. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to the said lands shown on Schedule "A", the "E" District provisions subject only to the special requirements shown in the Site Plan annexed hereto as Schedule "B".

3. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-181".

4. Sheet No. W.14 of the District Maps appended to and forming part of By-law No. 6593, is amended by marking the lands referred to in Section 1, above, "S-181".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of The Ontario Municipal Board relating to the giving of such notice.

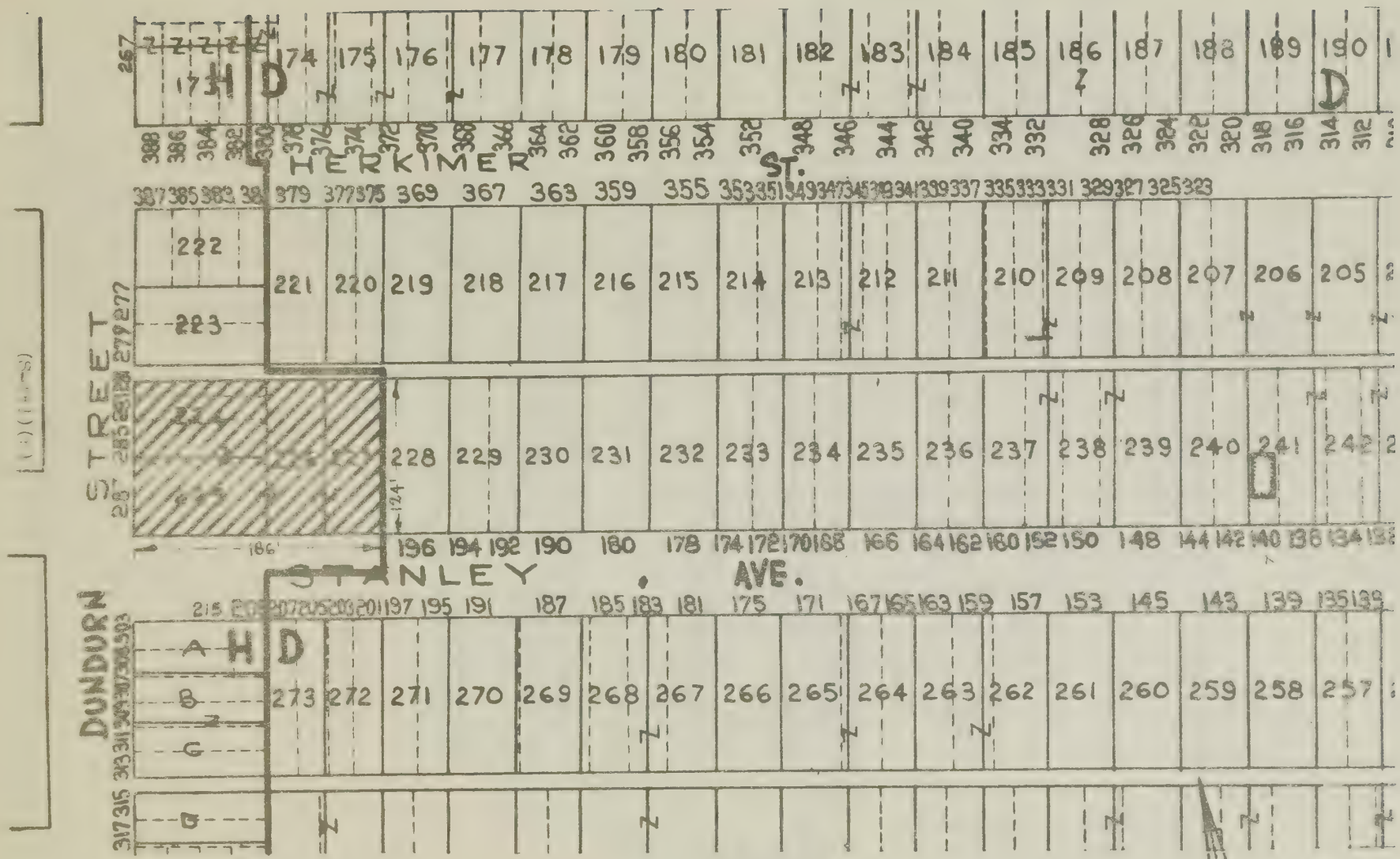
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 15th day of December, A.D. 1970.

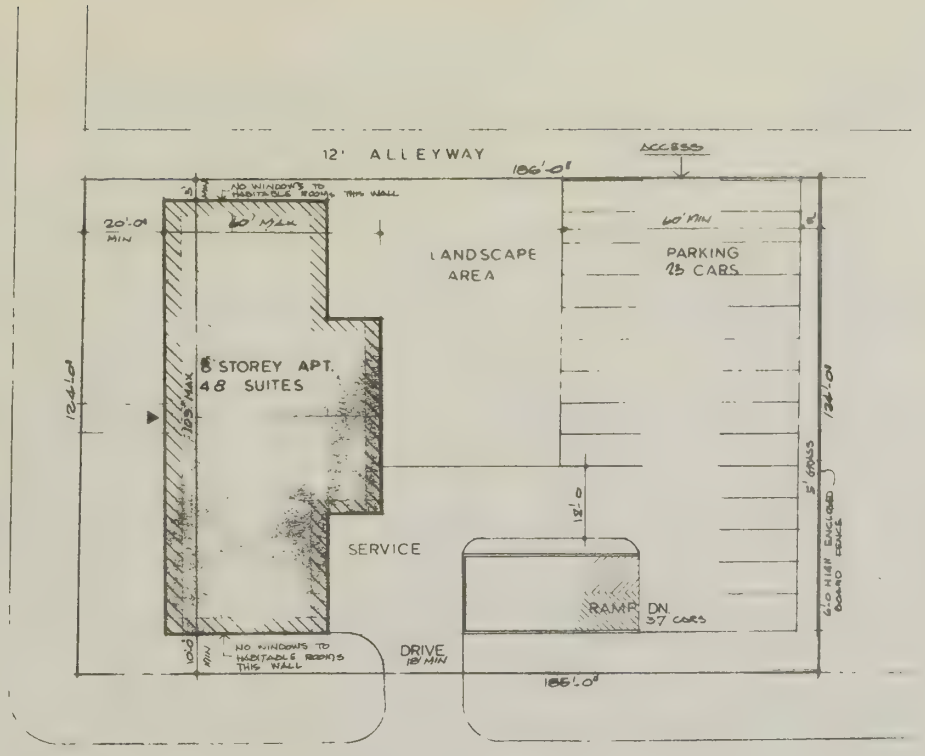
E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

Schedule "A" to By-law No. 70-368



(c) (181-S)



SITE PLAN
SCALE 1" = 20'-0"

0 10 20 30 40 50

N

SCHEDULE "B" TO BY-LAW NO. 70-368

E - ZONE REQUIREMENTS		
LAND AREA	23 064 ft² ±	0 53 ac
BUILDING COVERAGE	5 500 ft²	25 %
GROSS FLOOR AREA	39,208 ft² MAX	1.7
BUILDING HEIGHT	8 STOREY MAX	
NO OF UNITS	48 MAX	
NO OF PARKING SURFACE	23	
UNDER/GR	37 = 60	25 % MIN.
LANDSCAPE AREA	8,400 ft² ±	35%

48 SUITE APARTMENT
HAMILTON ONTARIO

JOHN TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

MATT TYMOSHUK ASSOCIATION ARCHITECTS ONTARIO MEMBER ARCHITECT

TYMOSHUK & TYMOSHUK architects
HAMILTON
AUG 27 970

SCHEDULE S-182

BY-LAW NO. 71-32

To Amend:

Zoning By-law No. 6593

Respecting:

Land located at the
North-east Corner of
James Street and Burlington Street

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.2 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended,

(a) by changing from "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district to "H" (Community Shopping and Commercial, etc.) district, those lands,

the extent and boundaries of which are shown on Schedule A attached hereto.

2. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to the said land shown on Schedule A, the "H" District provisions subject only to the special requirements shown on the Site Plan hereto annexed as Schedule B.

3. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule S-182.

4. Sheet No. E.2 of the District Maps appended to and forming part of By-law No. 6593 is amended by marking the lands referred to in Section 1, above, S-182.

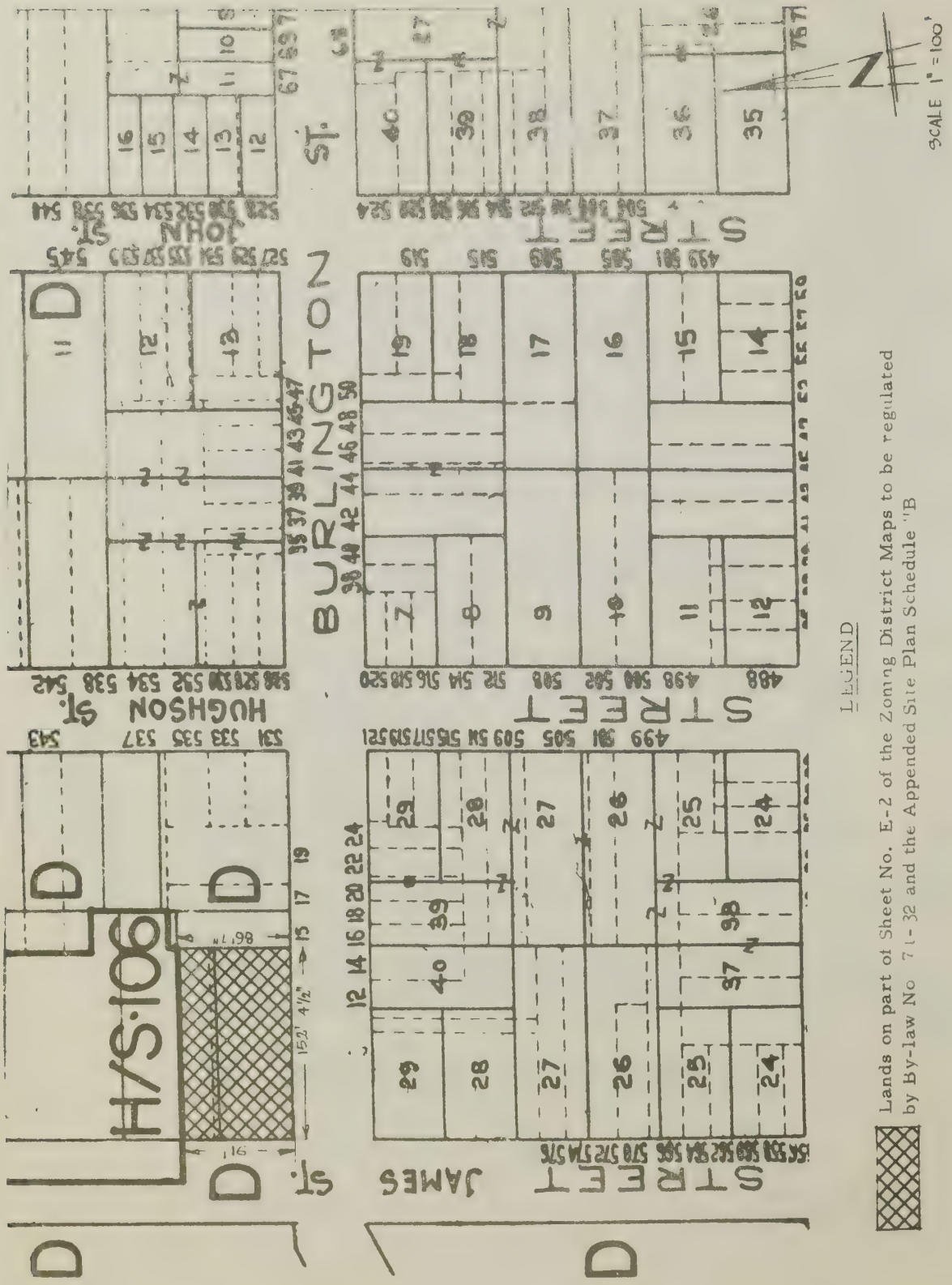
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

Passed this 9th day of February, A.D. 1971.

E. A. Simpson,
City Clerk.

Victor Copps,



Schedule "A" to By-law No.

This Schedule "A" to By-law No. 71-32 passed the 9th day of February 1971

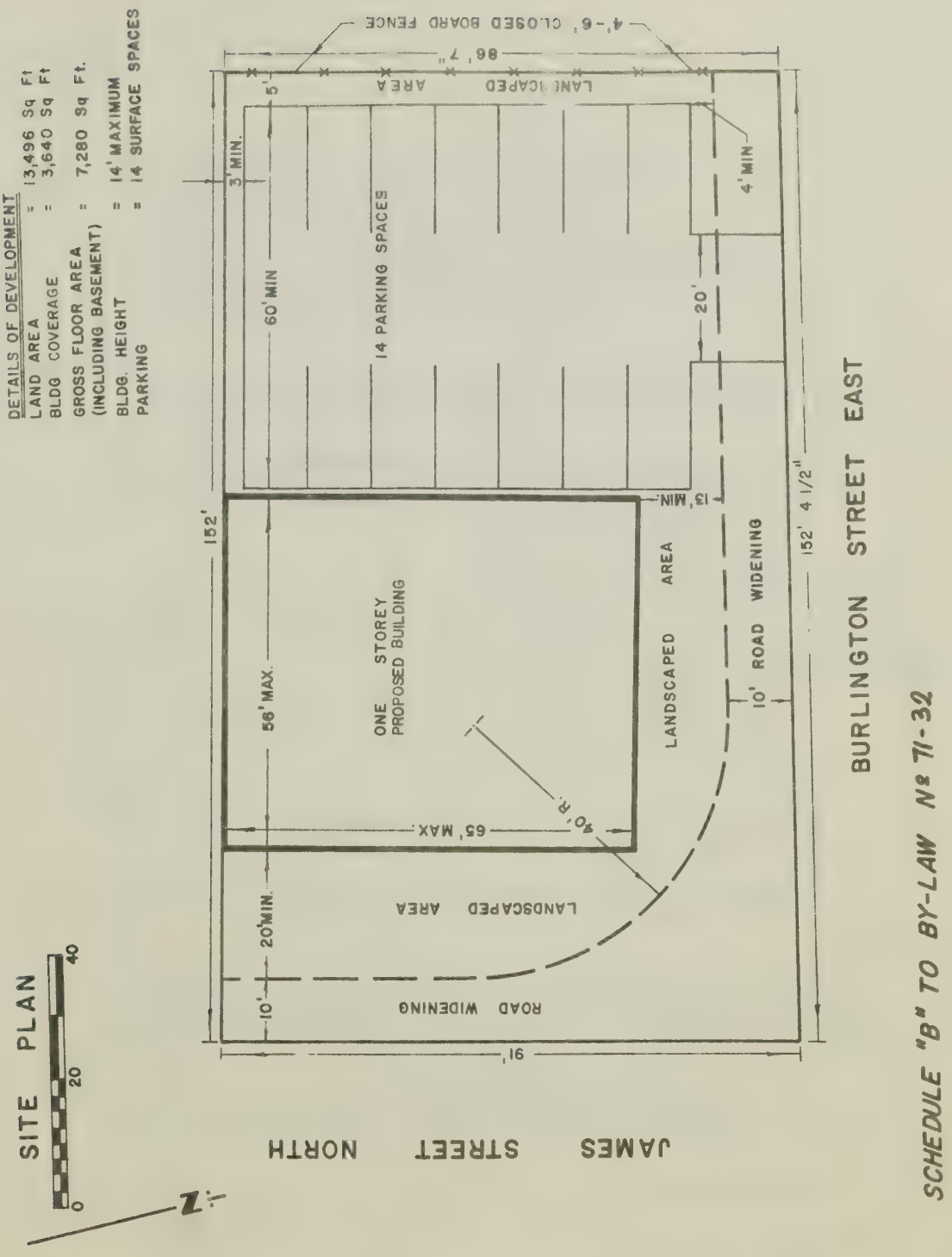
THE CORPORATION OF THE CITY OF HAMILTON

Mayor

Bill No 3

City Clerk

(S-182) (b)



This is Schedule "B" to By-law No. 71-32 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Mayor

City Clerk

Bill No. 31

(c)

SCHEDULE S-183

BY-LAW NO. 71-33

To Amend:

Zoning By-law No. 6593

Respecting:

Land located East of Upper Paradise Road
in the Area south of Mohawk Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.27 of the District Maps, appended to and forming part of By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended,

(a) by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district, those lands,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule A.

2. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) the "D" District provisions subject only to the special requirement that,

(i) row dwellings are prohibited.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule S-183.

4. Sheet No. W.27 of the District Maps appended to and forming part of By-law No. 6593, is amended by marking the lands referred to in Section 1, above, 'S-183'.

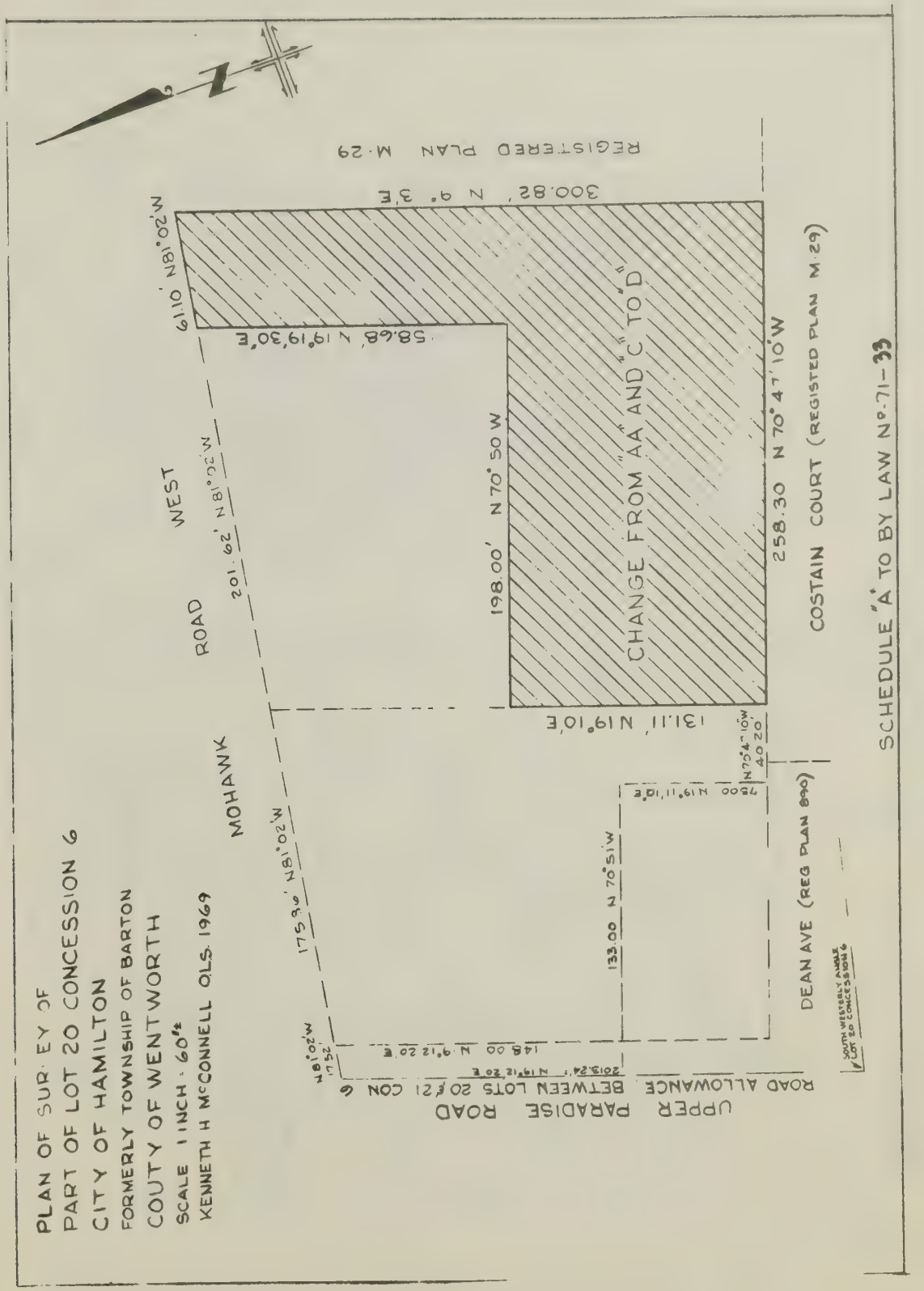
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 9th day of February, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



This is Schedule "A" to By-law No 71-33 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Bill No 32

Mayor

City Clerk

(S-18[illegible])

SCHEDULE S-184

BY-LAW NO. 71-60

To Amend:

Zoning By-law No. 6593

Respecting:

Land located at the South-West Corner of
Garth Street and Limeridge Road

WHEREAS By-law No. 68-238, passed on the 29th day of October, 1968 as amended by By-law No. 70-32, passed on the 27th day of January, 1970, did,

(a) rezone the land shown as Block 1 and Block 2 on Schedule A hereto annexed, from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings, etc.) district, and

(b) provide that Block 1 and Block 2 shall be subject to an approved Site Plan as shall be defined and adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton;

AND WHEREAS By-law No. 68-328 was approved by the Ontario Municipal Board on the 9th day of December, 1968, and By-law No. 70-32 was approved by the Ontario Municipal Board on the 30th day of November, 1970.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to Block 1 and Block 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule A, the "DE" district provisions subject only to the special requirements shown on the Site Plan hereto annexed as Schedule B.

2. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-184".

3. Sheet No. W.27a of the District Maps appended to and forming part of the said Zoning By-law No. 6593, is amended by marking the lands referred to in Section 1, above, "S-184".

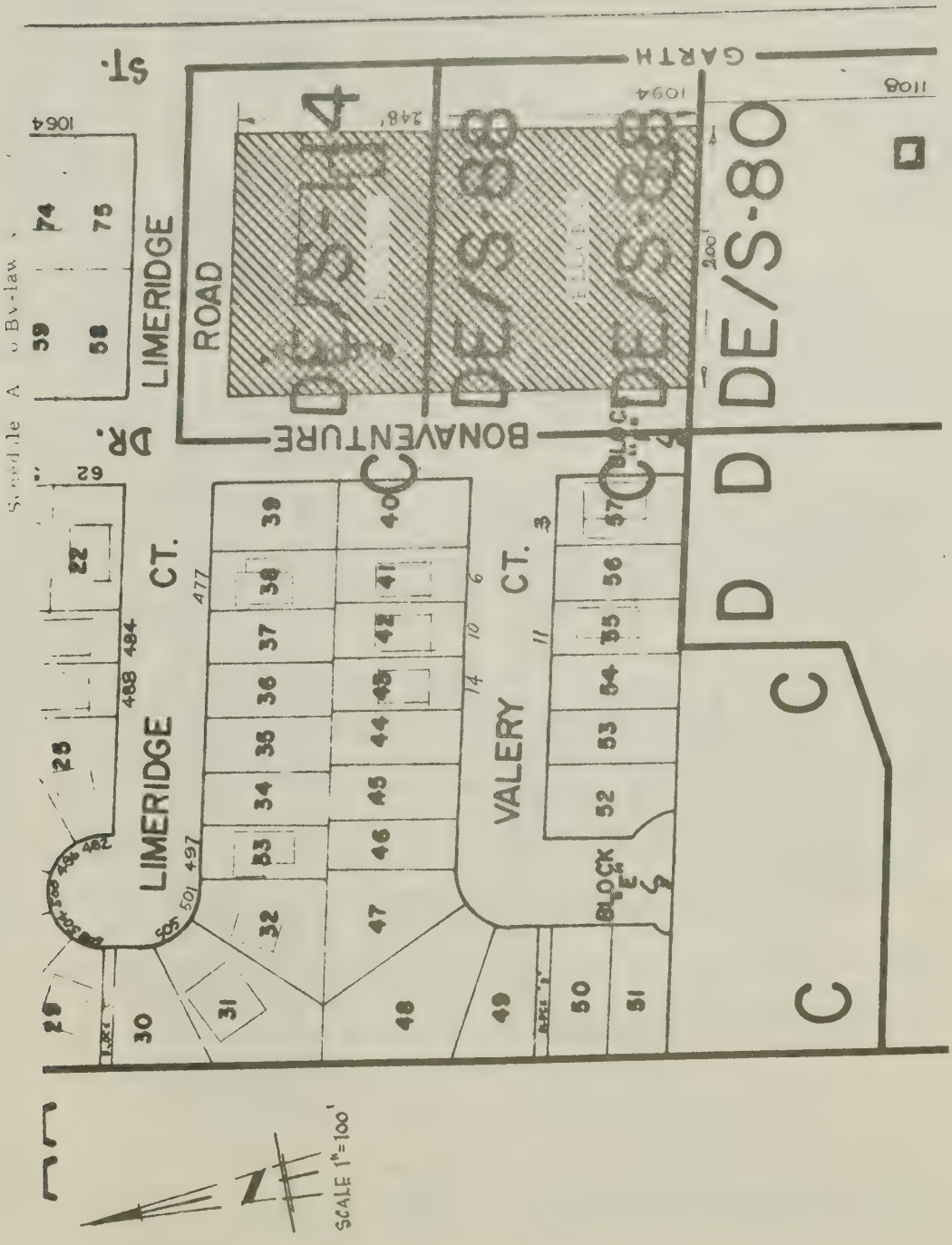
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 23rd day of February, A.D. 1971.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



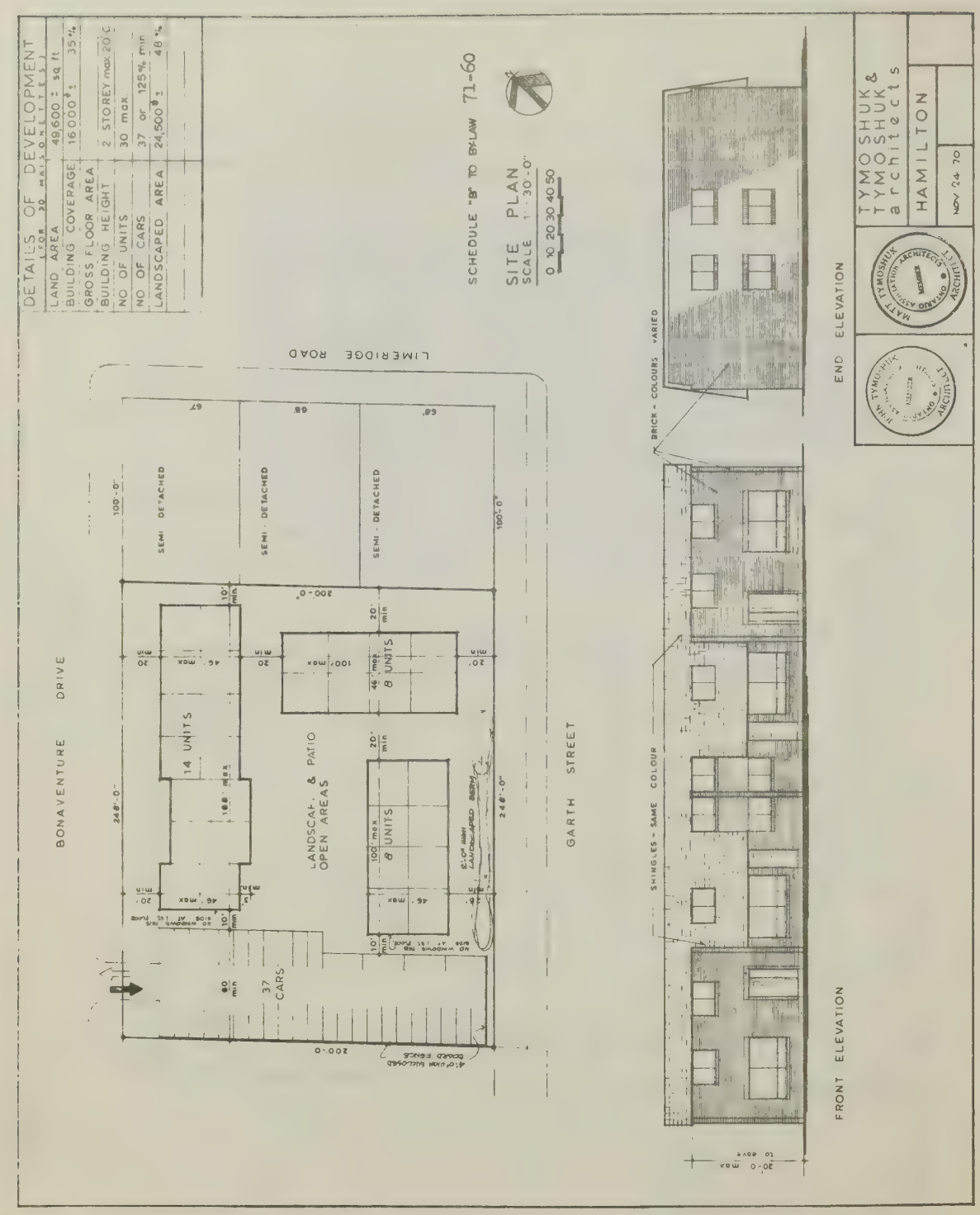
Bill No. 55

This is Schedule "A" to By-law No. 71-60 passed the 3rd day of February 1971.

THE CORPORATION OF THE CITY OF HAMILTON

E. A. Sampson
City Clerk

Victor K. Copps
Mayor



Bill No. 55

This is Schedule "B" to By-law No. 71-60 passed the 23rd day of February 1971.

THE CORPORATION OF THE CITY OF HAMILTON

E. A. Simpson
City Clerk

Victor K. Copps
Mayor

S-184 (c)

SCHEDULE S-185

BY-LAW NO. 71-40

To Amend:

Zoning By-law No. 6593

Respecting:

Land located on the West Side of
Lake Avenue in the Area North of Queenston Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E.114 and E.115 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, are hereby amended by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands located in the area west of Lake Avenue and north of Queenston Road and comprised of Block 1, the extent and boundaries of which Block 1 are shown on a plan hereto annexed as Schedule A.

2. Sheets Nos. E.114 and E.115 of the District Maps, appended to and forming part of the Zoning By-law No. 6593, passed on the 25th day of July, A.D. 1950, are hereby amended by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings, etc.) district those lands located in the area west of Lake Avenue and north of Queenston Road, and comprised of Block 2, Block 7, Block 8 and Block 9, the extent and boundaries of each of Block 2, Block 7, Block 8 and Block 9 are shown on a plan hereto annexed as Schedule A.

3. Sheet No. E.114 of the District Maps, appended to and forming part of the Zoning By-law 6593, passed on the 25th day of July, A.D. 1950, is hereby amended by changing from "AA" (Agricultural) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands located in the area west of Lake Avenue and north of Queenston Road and comprised of Block 3, Block 4, Block 5 and Block 6, the extent and boundaries of each of which Block 3, Block 4, Block 5 and Block 6 are shown on a plan hereto annexed as Schedule A.

4. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

   (a) as to Block 1, the "C" District provisions subject to the special requirements shown on the Site Plan hereto annexed as Schedule B1; and

   (b) as to Block 2, Block 7, Block 8 and Block 9, the "DE" District provisions subject to the special requirements shown,

      (i) as to Block 2, on the Site Plan hereto annexed as Schedule B2, and

      (ii) as to Block 7, on the Site Plan hereto annexed as Schedule B4, and

      (iii) as to Block 8, on the Site Plan hereto annexed as Schedule B5, and

      (iv) as to Block 9, on the Site Plan hereto annexed as Schedule B6, and

   (c) as to Block 3, Block 4, Block 5 and Block 6, the "E" District provisions subject to the special requirements shown on the Site Plan hereto annexed as Schedule B3.

5. Sheets Nos. E.114 and E..5 of the District Maps, appended to and forming part of the said Zoning By-law No. 6593, are hereby amended by marking the lands referred to in paragraphs 1, 2 and 3, above "S-185".

6. The said Zoning By-law No. 6593 is further amended by adding this amending By-law to Section 19B as Schedule S-185.

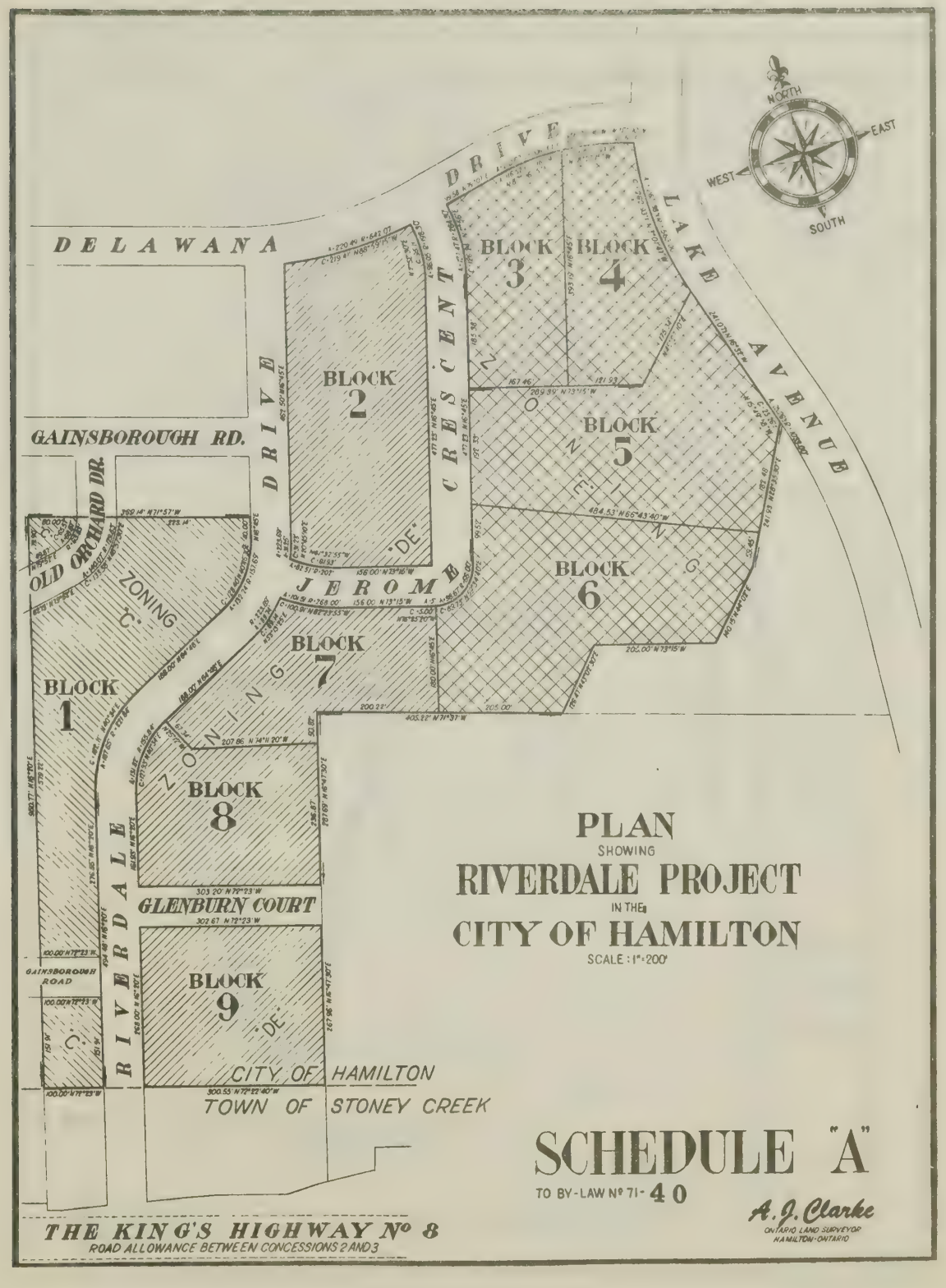
7. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

8. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 9th day of February, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



This is Schedule "A" to By-law No. 71-40 passed the 9th day of February 1971

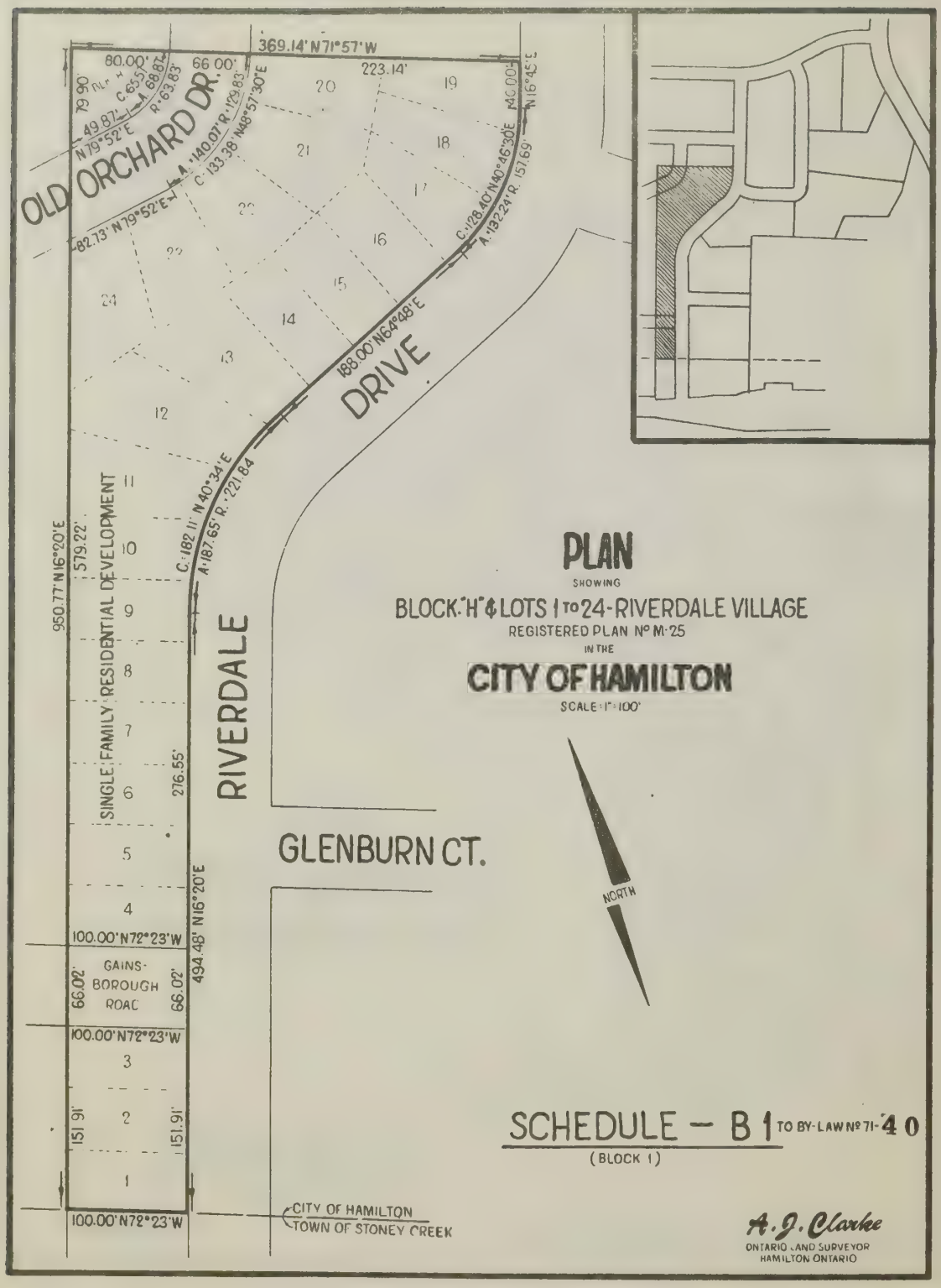
THE CORPORATION OF THE CITY OF HAMILTON

Mayor

City Clerk

Bill No. 41

(S-185) (c)



This is Schedule "B1" to By-law No. 71-40 passed the 9th day of February 1971

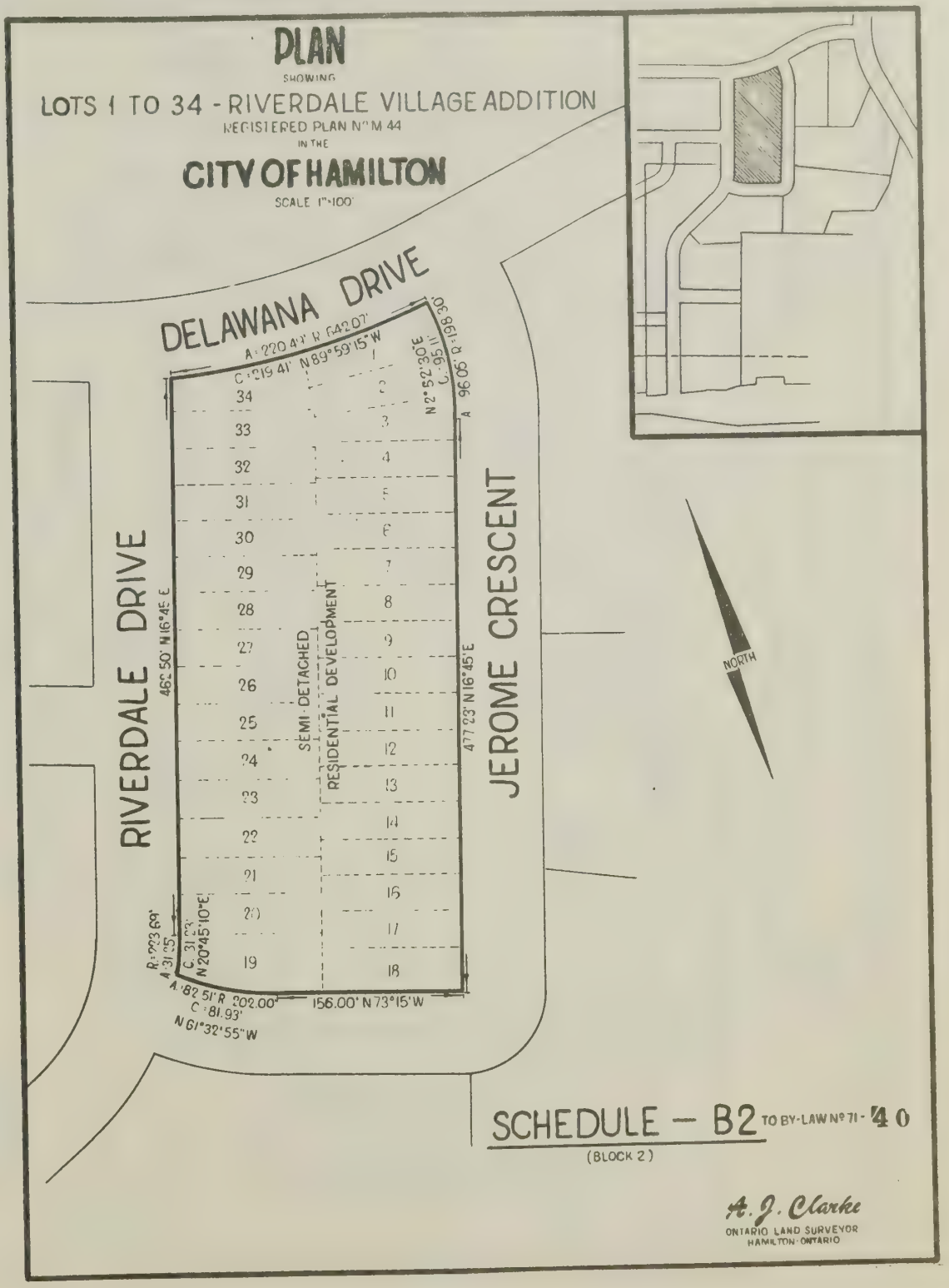
THE CORPORATION OF THE CITY OF HAMILTON

Victor K. Copps
Mayor

E. A. Thompson
City Clerk

Bill No. 41

(S-185) (d)



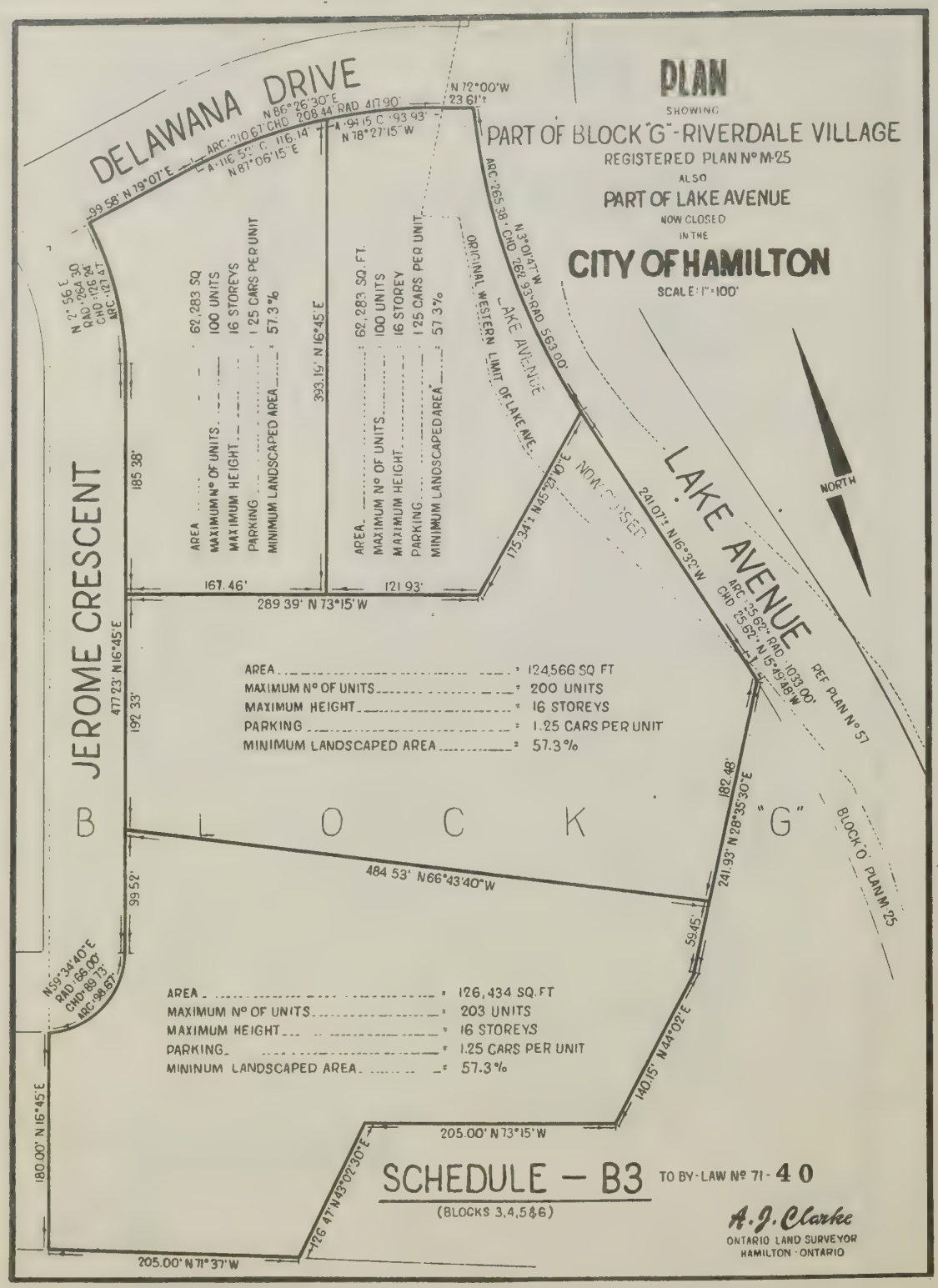
This is Schedule "B2" to By-law No. 71-40 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Victor J. Copps
Mayor

E. A. Hampton
City Clerk

Bill No. 41



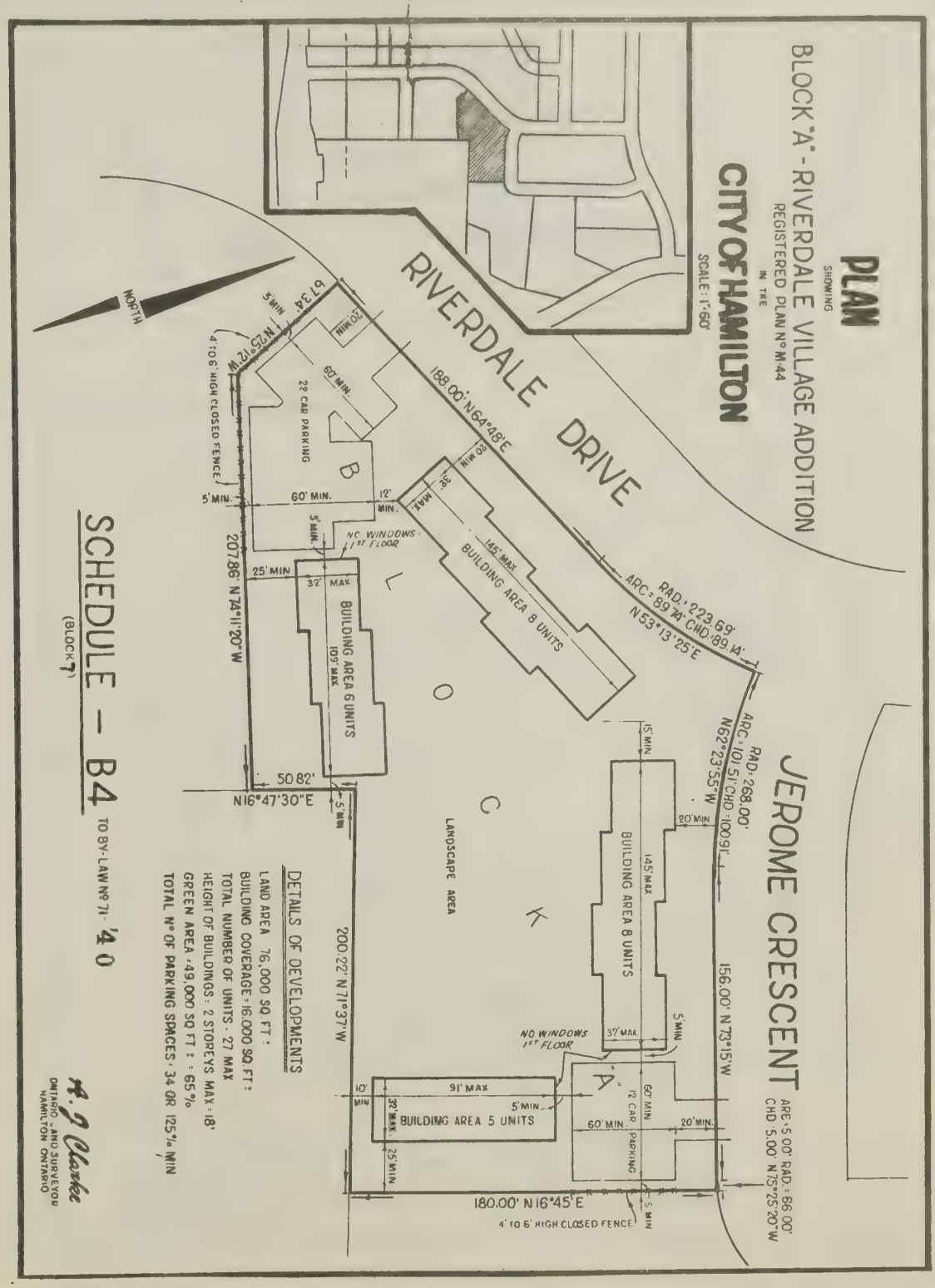
This is Schedule "B3" to By-law No. 71-40 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Victorio Copps
Mayor

E. A. Simpson
City Clerk

Bill No. 41



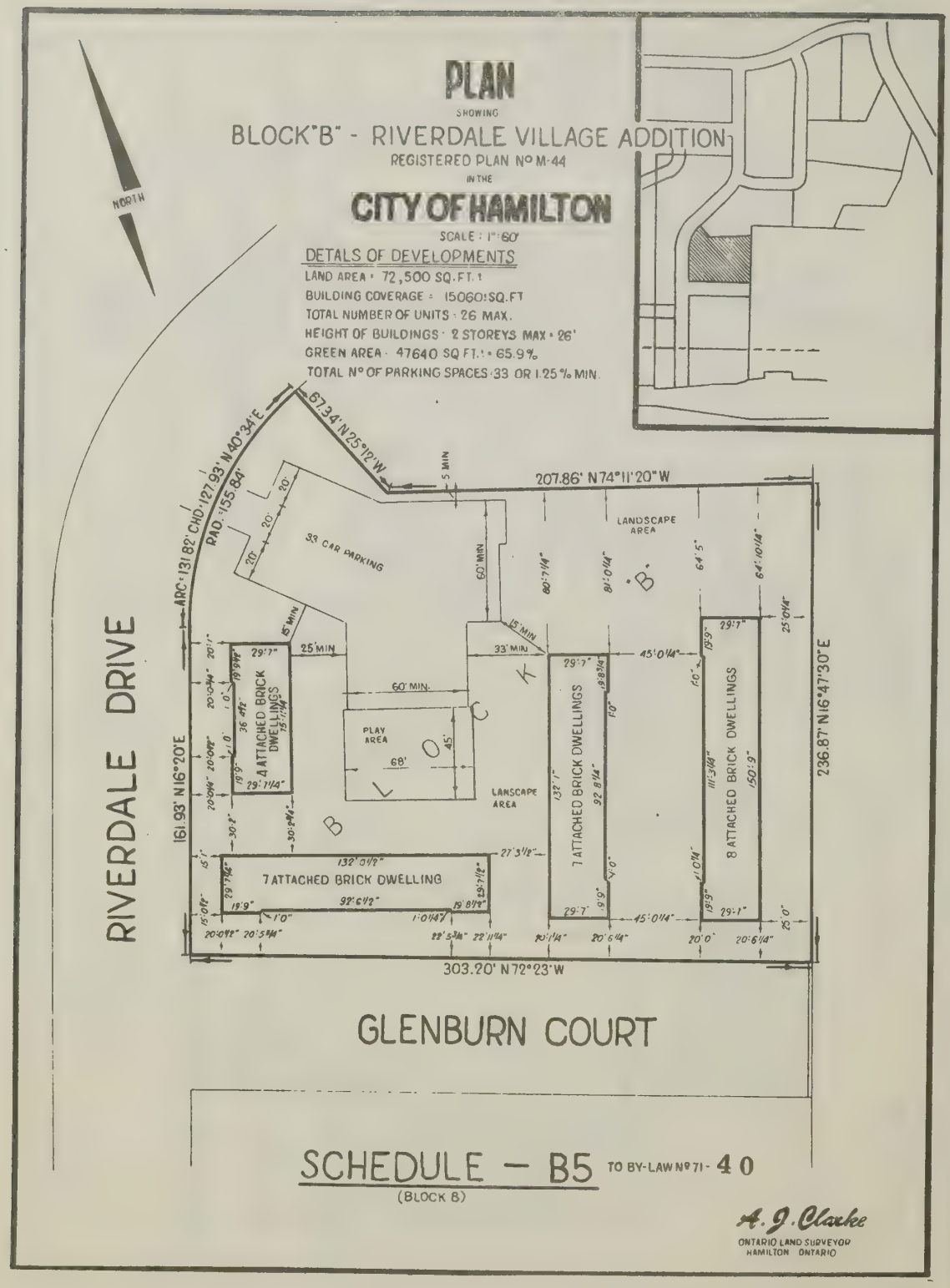
This is Schedule "B4" to By-law No. 71-40 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Victor K. Copps
Mayor

E. A. Simpson
City Clerk

Bill No. 41



This is Schedule "B5" to By-law No. 71-40 passed the 9th day of February 1971

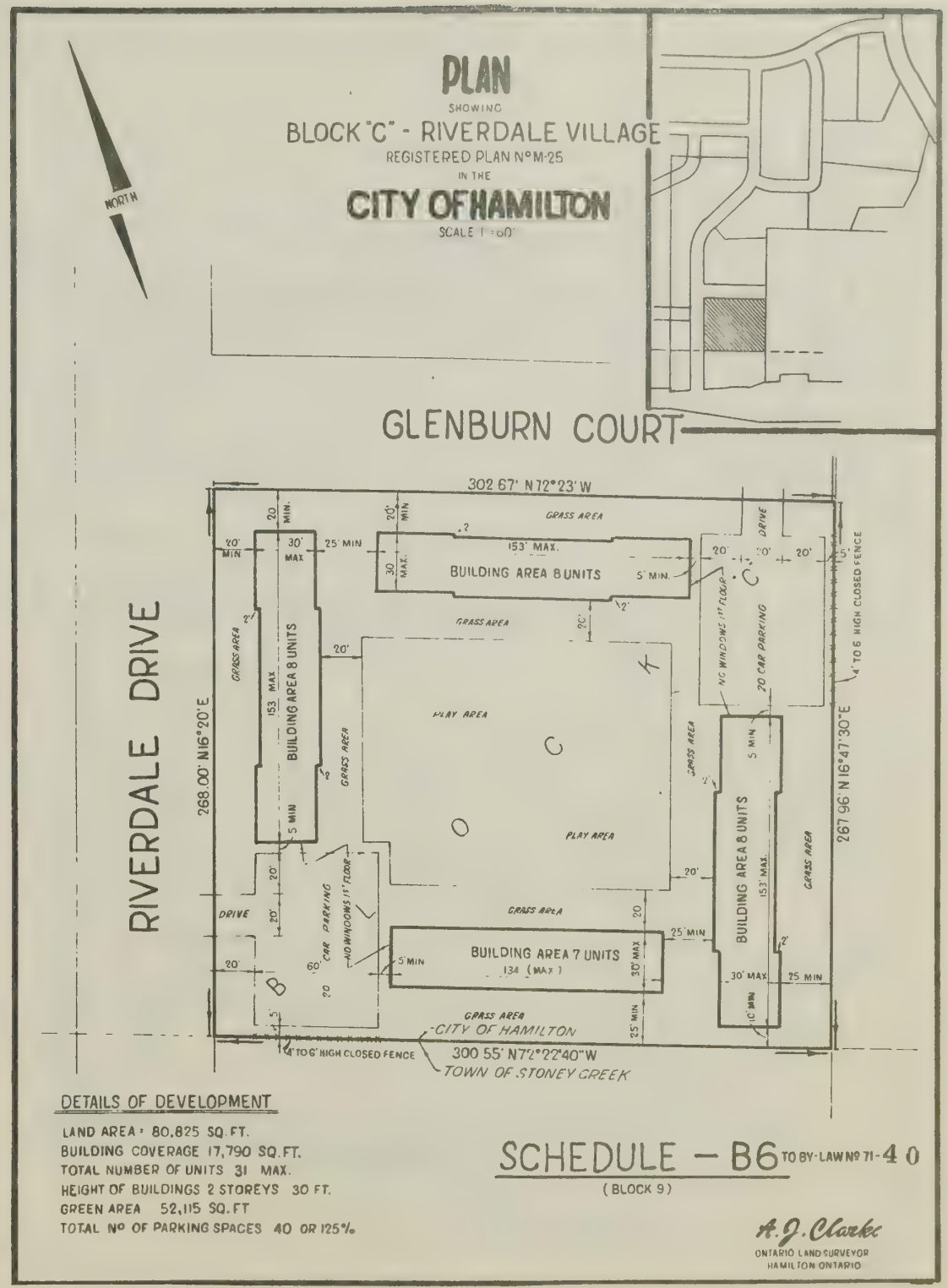
THE CORPORATION OF THE CITY OF HAMILTON

Mayor

City Clerk

Bill No. 41

(S-185) (h)



This is Schedule "B6" to By-law No. 71-40 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Victor A. Copps
Mayor

E. A. Hampson
City Clerk

Bill No. 41

SCHEDULE S-186

BY-LAW NO. 71-44

To Amend:

Zoning By-law No. 6593

Respecting:

Lands located in the Area north of Queenston Road and east of Pottruff Road

WHEREAS By-law No. 70-49, passed on the 24th day of February, 1970, did rezone land shown on Schedule "A" thereto from "C" (Urban Protected Residential, etc.) district to "DE" (Low Density Multiple Dwellings) district and "DE-2" (Multiple Dwellings) district;

AND WHEREAS By-law No. 70-49 was approved by the Ontario Municipal Board on the 17th day of April, 1970;

AND WHEREAS it is proposed to make all of the land shown on the said Schedule "A", the extent and boundaries of which land are amended by this By-law, requirements of a new site plan.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.95 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended,

(a) by designating as "DE-2" (Multiple Dwellings) district, those lands,

the extent and boundaries of which are described in and on a plan hereto annexed as Schedule A.

2. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to the said lands shown on Schedule A, the "DE-2" District provisions subject only to the special requirements shown on the Site Plan hereto annexed as Schedule B.

3. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-186".

4. Sheet No. E.95 of the District Maps appended to and forming part of By-law No. 6593, is amended by marking the land referred to in Section 1, above, "S-186".

5. By-law No. 70-49 passed on the 24th day of February, 1970 is repealed.

6. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

7. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 9th day of February, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

L-724-A

HS-70-008

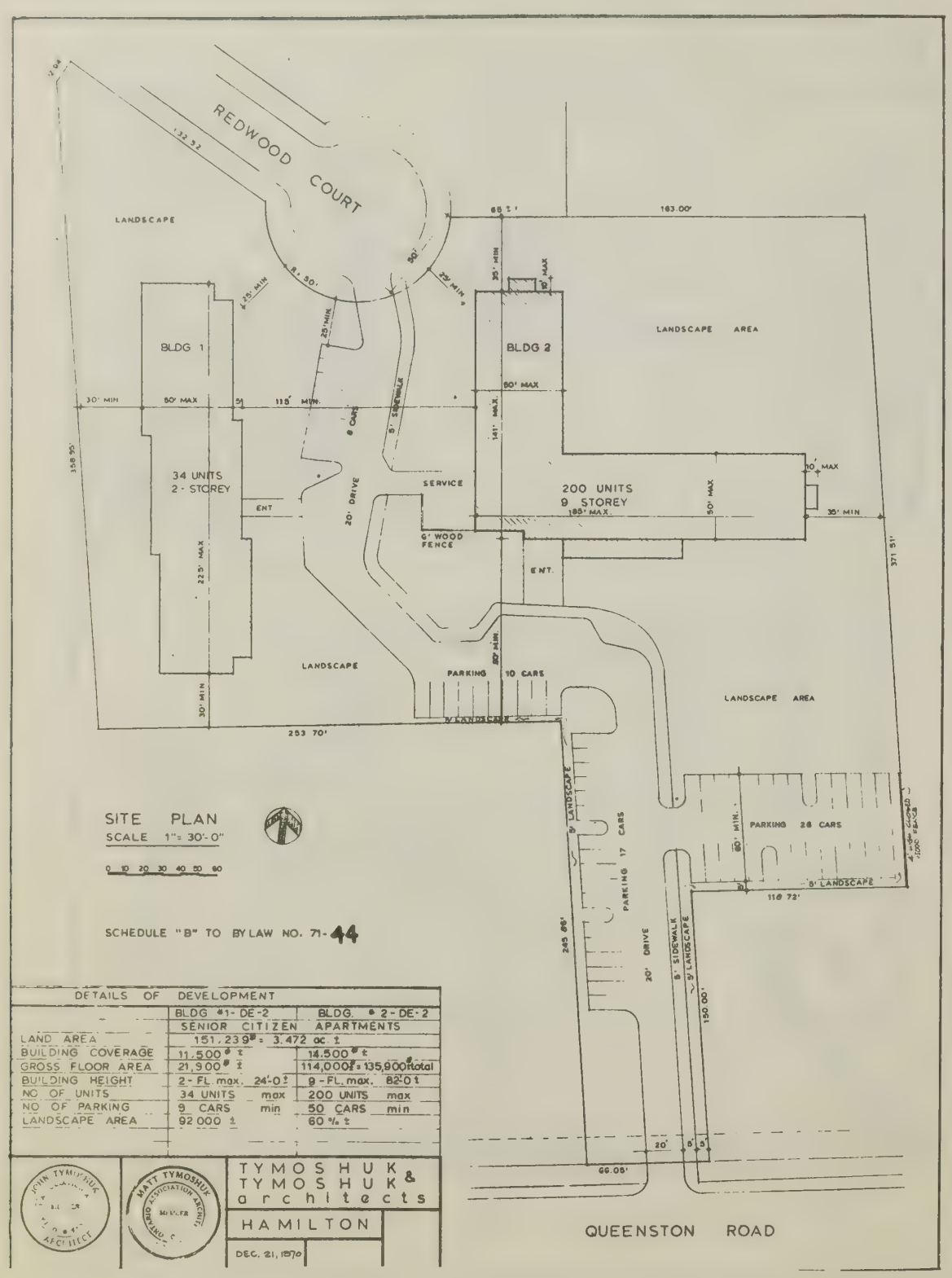
This is Schedule "A" to By-law No. 71-44 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Bill No. 45

Mayor

City Clerk



SCHEDULE "B" TO BY-LAW NO. 71-44

DETAILS OF DEVELOPMENT		
	BLDG #1 - DE-2	BLDG # 2 - DE-2
	SENIOR CITIZEN APARTMENTS	
LAND AREA	151,239 ft² = 3.472 ac ±	
BUILDING COVERAGE	11,500 ft² ±	14,500 ft² ±
GROSS FLOOR AREA	21,900 ft² ±	114,000 ft² = 135,900 ft² total
BUILDING HEIGHT	2 - FL max. 24'-0" ±	9 - FL. max. 82'-0" ±
NO OF UNITS	34 UNITS max	200 UNITS max
NO OF PARKING	9 CARS min	50 CARS min
LANDSCAPE AREA	92 000 ±	60 % ±

TYMOSHUK & TYMOSHUK architects

HAMILTON

DEC. 21, 1970

This is Schedule "B" to By-law No. 71-44 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Victor K. Copps
Mayor

E. A. Hampson
City Clerk

Bill No. 45

SCHEDULE S-187

BY-LAW NO. 71-105

To Amend:

Zoning By-law No. 6593

Respecting:

Lands located on the south side of Lawrence Road
in the area east of Kenilworth Avenue

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.66 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is amended,

(a) by changing from "DE-2" (Multiple Dwellings) district to "H" (Community Shopping and Commercial, etc.) district, those lands comprised of Block 1,

the extent and boundaries of which Block 1 are shown on a plan hereto annexed as Schedule "A".

2. No building or structure or any part thereof shall be erected, altered or enlarged nor shall any land be used except in accordance with,

(a) as to Block 1 and Block 2 shown on Schedule "A", the "H" District provisions subject to the special requirements shown on the Site Plan hereto annexed as Schedule "B".

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as "S-187".

4. Sheet No. E.66 of the District Maps, appended to and forming part of Zoning By-law No. 6593, is hereby amended by marking the lands referred to in Section 2 as "S-187".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

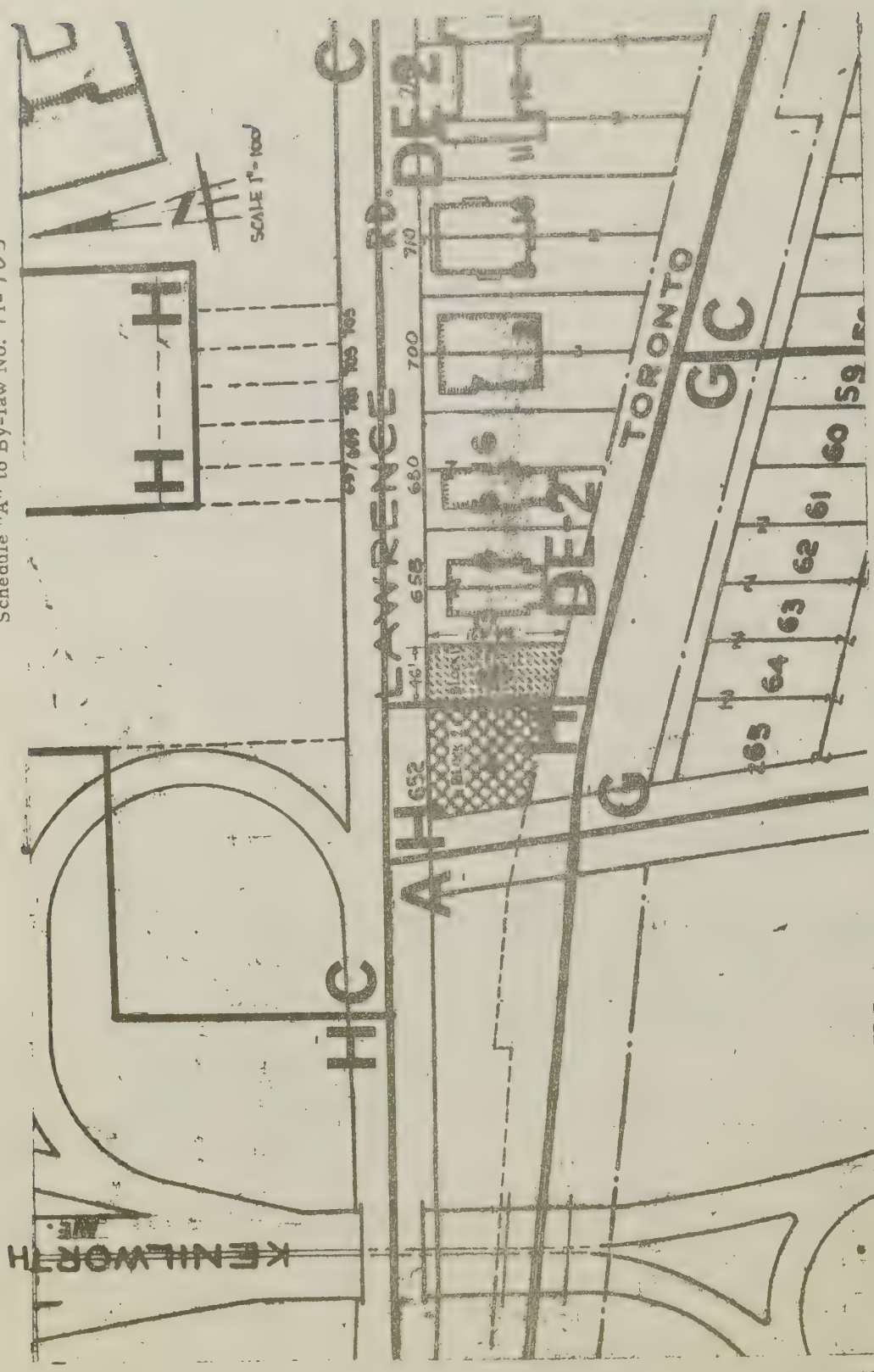
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 13th day of April, A.D., 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

Schedule "A" to By-law No. 71-105



LEGEND

Lands on Part of Sheet No. E-66 of the Zoning District Maps to be re-zoned from "DE-2" (Multiple Dwellings) District to "H" (Community Shopping and Commercial, etc.) District.

Lands on Part of Sheet No. E-66 of the Zoning District Maps to be regulated by By-law No. 71-, and the Appended Site Plan Schedule "B".

Bill No. 106

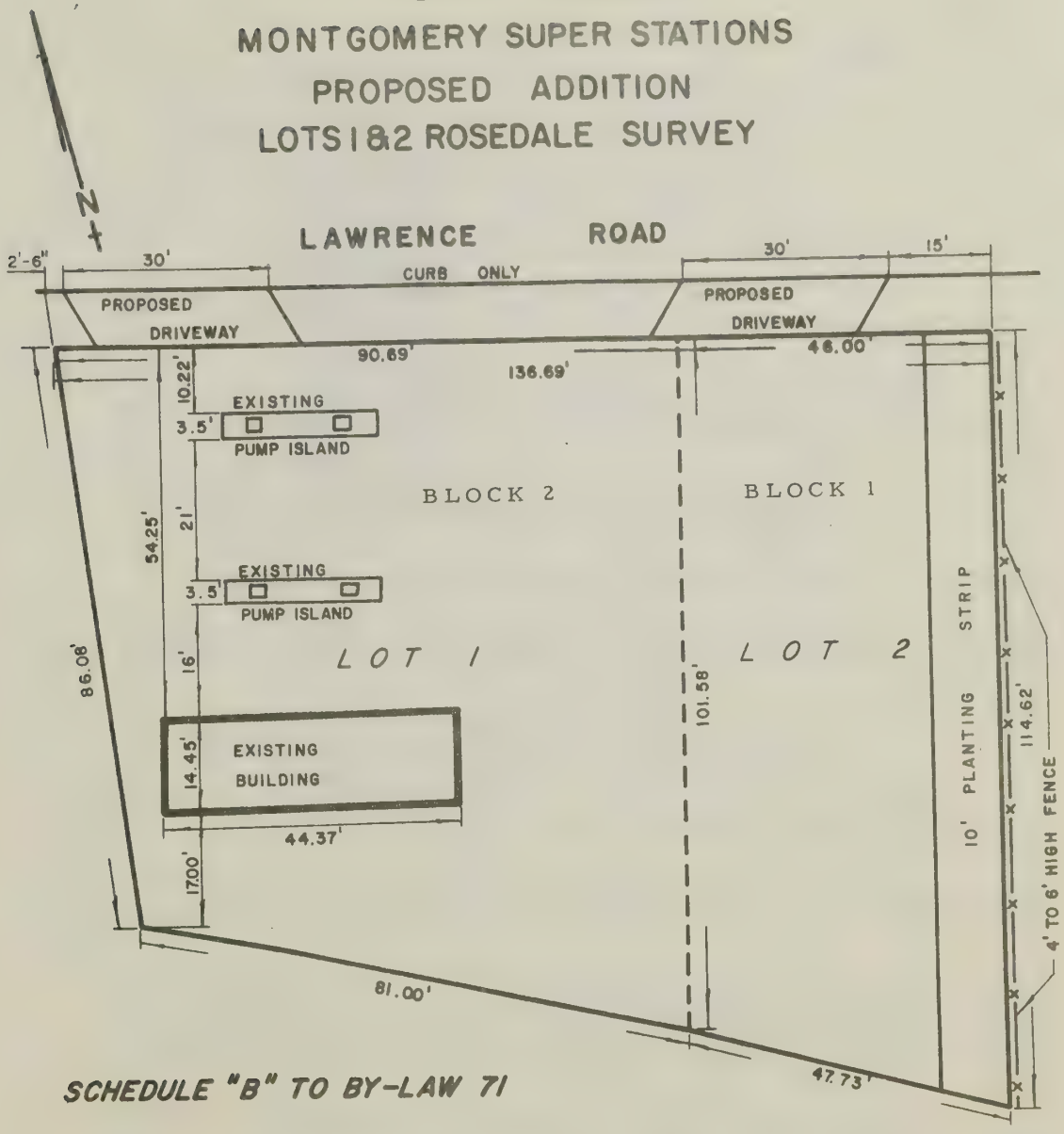
This is Schedule "A" to By-law No. 71-105 passed the 13th day of April, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Mayor

SITE PLAN
MONTGOMERY SUPER STATIONS
PROPOSED ADDITION
LOTS 1 & 2 ROSEDALE SURVEY



SCHEDULE "B" TO BY-LAW 71

DETAILS OF DEVELOPMENT

LAND AREA LOTS 1&2 – 12,973 Sq. ft.
PLANTING STRIP – 1,140 Sq. ft.
PROPOSED ZONING – "H"

0 20 40

Bill No. 106

This is Schedule "B" to By-law No.71-105 passed the 13th day of April, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Mayor

(S-187) (c)

SCHEDULE S-189

BY-LAW NO. 71-43

To Amend:

Zoning By-law No. 6593

Respecting:

Land located on the West Side of Rebecca Street in the Area Extending Between Wellington Street and Cathcart Street

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.4 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended,

(a) by changing from "J" (Light and Limited Heavy Industry, etc.) district to "E-3" (High Density Multiple Dwellings) district, those lands,

the extent and boundaries of which are shown on Schedule A hereto annexed.

2. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to the land shown on Schedule A, the "E-3" District provisions subject to the special requirements shown on the Site Plan annexed hereto as Schedule B.

3. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Section "S-189".

4. Sheet No. E.4 of the District Maps appended to and forming part of By-law No. 6593, is amended by marking the land referred to in Section 1, above "S-189".

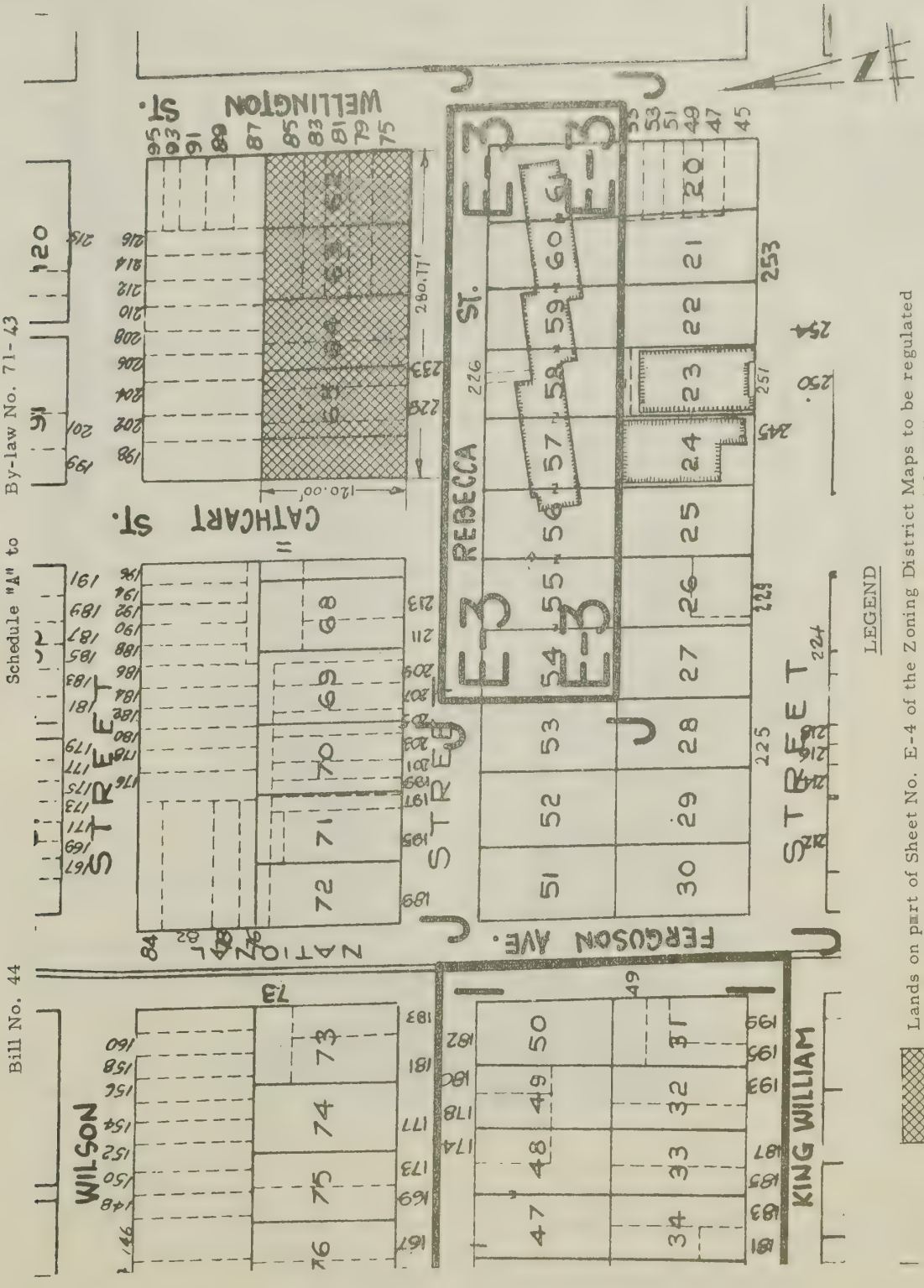
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 9th day of February, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



Schedule "A" to By-law No. 71-43

Bill No. 44

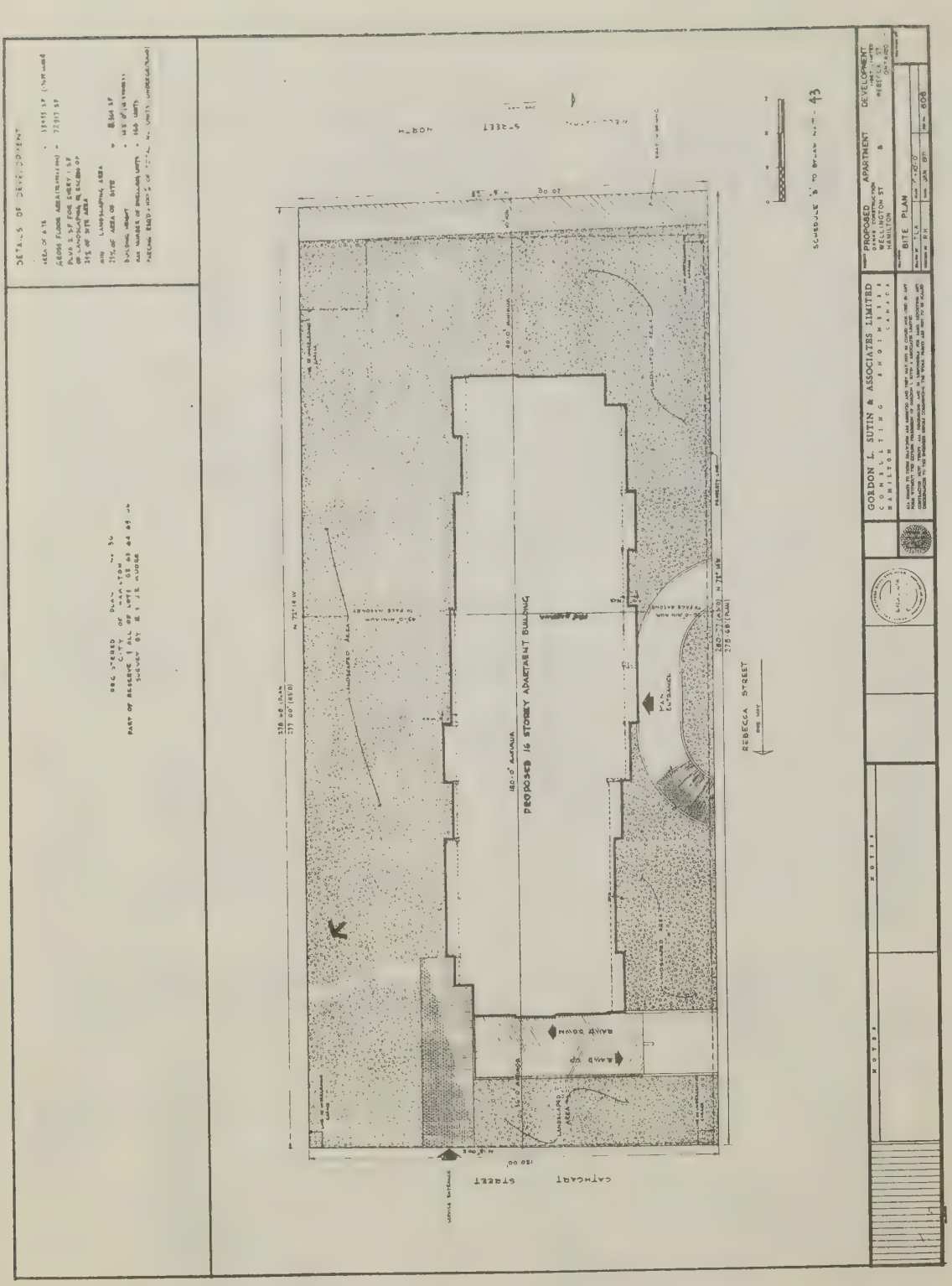
This is Schedule "A" to By-law No. 71-43 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Victor K. Copps
Mayor

L. A. Thompson
City Clerk

Bill No. 44



This is Schedule "B" to By-law No. 71-43 passed this 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Mayor

Bill No. 44

SCHEDULE S-191

BY-LAW NO. 71-41

To Amend:

Zoning By-law No. 6593

Respecting:

Land located in the Area
North of Queenston Road and West of Lake Avenue

WHEREAS By-law No. 68-234, passed on the 30th day of July, 1968 and approved by the Ontario Municipal Board on the 20th day of November, 1968, did rezone the land shown on Schedule A thereto from "AA" (Agricultural) district to "DE-2" (Multiple Dwellings) district;

AND WHEREAS the said By-law No. 68-234 did make the lands shown on Schedule A subject to an approved Site Plan as shall be defined and adopted by such further and other By-law as may be enacted by The Corporation of the City of Hamilton.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule A, the "DE-2" District provisions subject only to the special requirements shown on the Site Plan hereto annexed as Schedule B.

2. Zoning By-law No. 6593 is amended by adding this amending By-law to Section 19B as Schedule "S-191".

3. Sheets Nos. E.114 and E.115 of the District Maps appended to and forming part of the said Zoning By-law No. 6593, are amended by marking the lands referred to in Section 1, above, "S-191".

4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 9th day of February, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

Bill No. 42

SCHEDULE 'A' TO BYLAW 71-41

Y-14400

PLAN

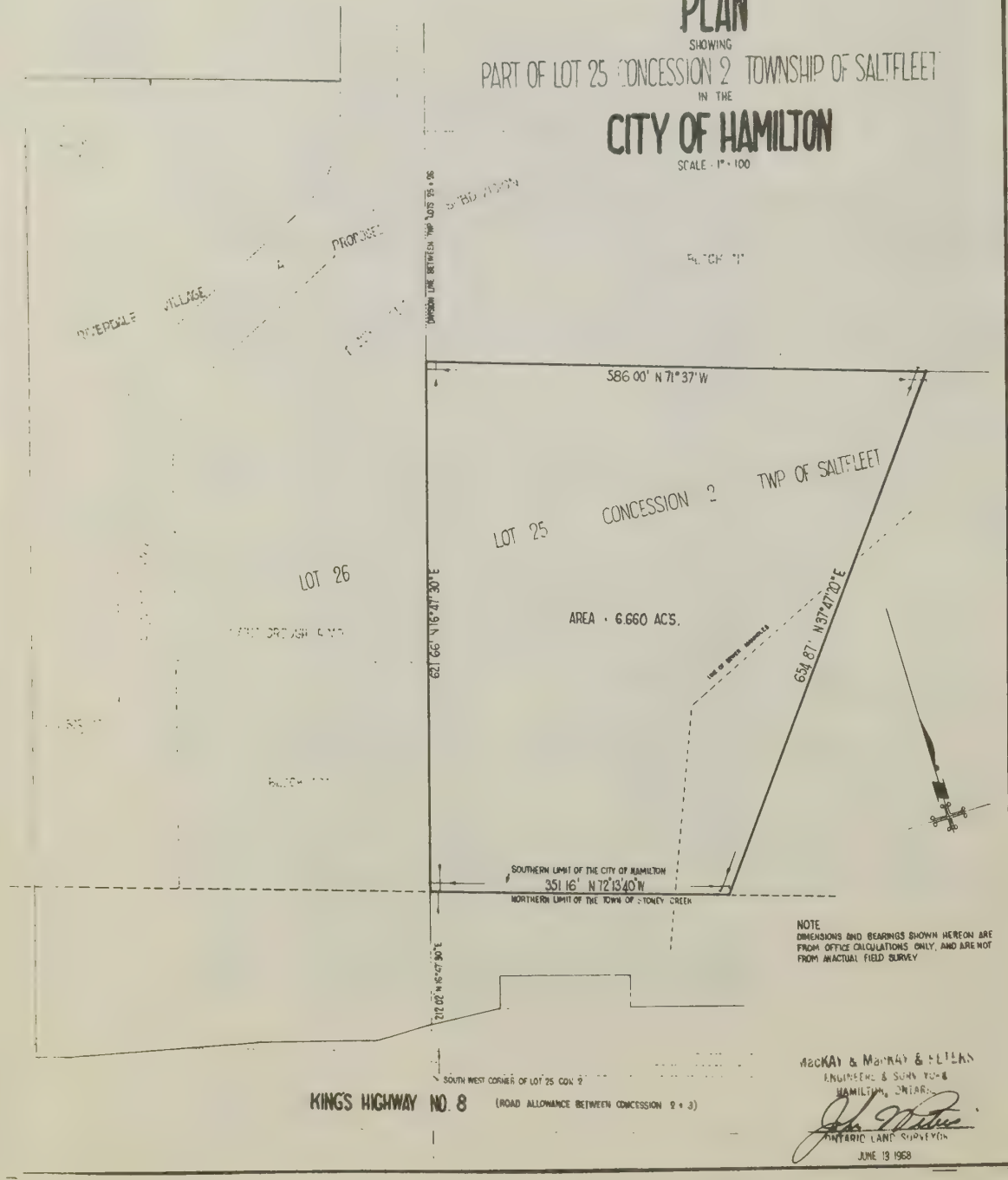
SHOWING

PART OF LOT 25 CONCESSION 2 TOWNSHIP OF SALTFLEET

IN THE

CITY OF HAMILTON

SCALE - 1" = 100



NOTE
DIMENSIONS AND BEARINGS SHOWN HEREON ARE FROM OFFICE CALCULATIONS ONLY, AND ARE NOT FROM AN ACTUAL FIELD SURVEY

MacKAY & MURRAY & PETERS
ENGINEERS & SURVEYORS
HAMILTON, ONTARIO

ONTARIO LAND SURVEYOR

JUNE 13 1968

Y-14400

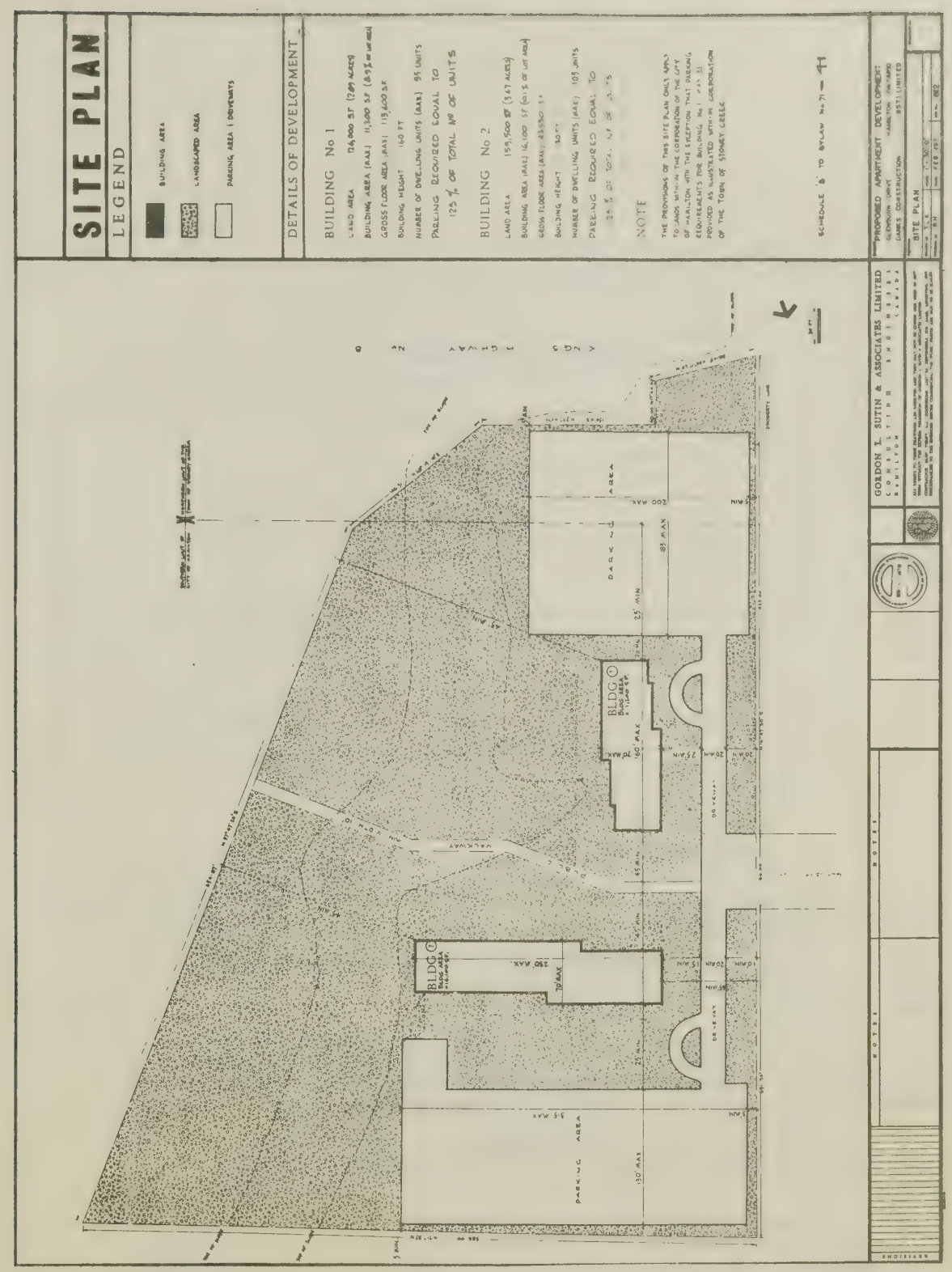
This is Schedule "A" to By-law No. 71-41 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Mayor

City Clerk

Bill No. 42



This is Schedule "B" to By-law No. 71-41 passed the 9th day of February 1971

THE CORPORATION OF THE CITY OF HAMILTON

Mayor

City Clerk

Bill No. 42

SCHEDULE S-192

BY-LAW NO. 71-91

To Amend:

Zoning By-law No. 6593

Respecting:

Lands located north of Young Street
in the area between Ford Street and Wellington Street

WHEREAS the lands herein are subject to the "E" (Multiple Dwellings) district provisions of Zoning By-law No. 6593, passed on the 25th day of July, 1950;

AND WHEREAS it is intended that the lands herein shall be further regulated by a Site Plan.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule A, the "E" District provisons subject to the special requirements on the Site Plan hereto annexed as Schedule B, including:

(i) not more than three multiple dwellings containing

A. a total maximum gross floor area of 103,000 square feet; and

B. a total maximum of 152 dwelling units; and

(ii) not less than one parking space for each dwelling unit.

2. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-192".

3. Sheet No. E.5 of the District Maps appended to and forming part of Zoning By-law No. 6593, is amended by marking the lands referred to in Section 1, above, "S-192".

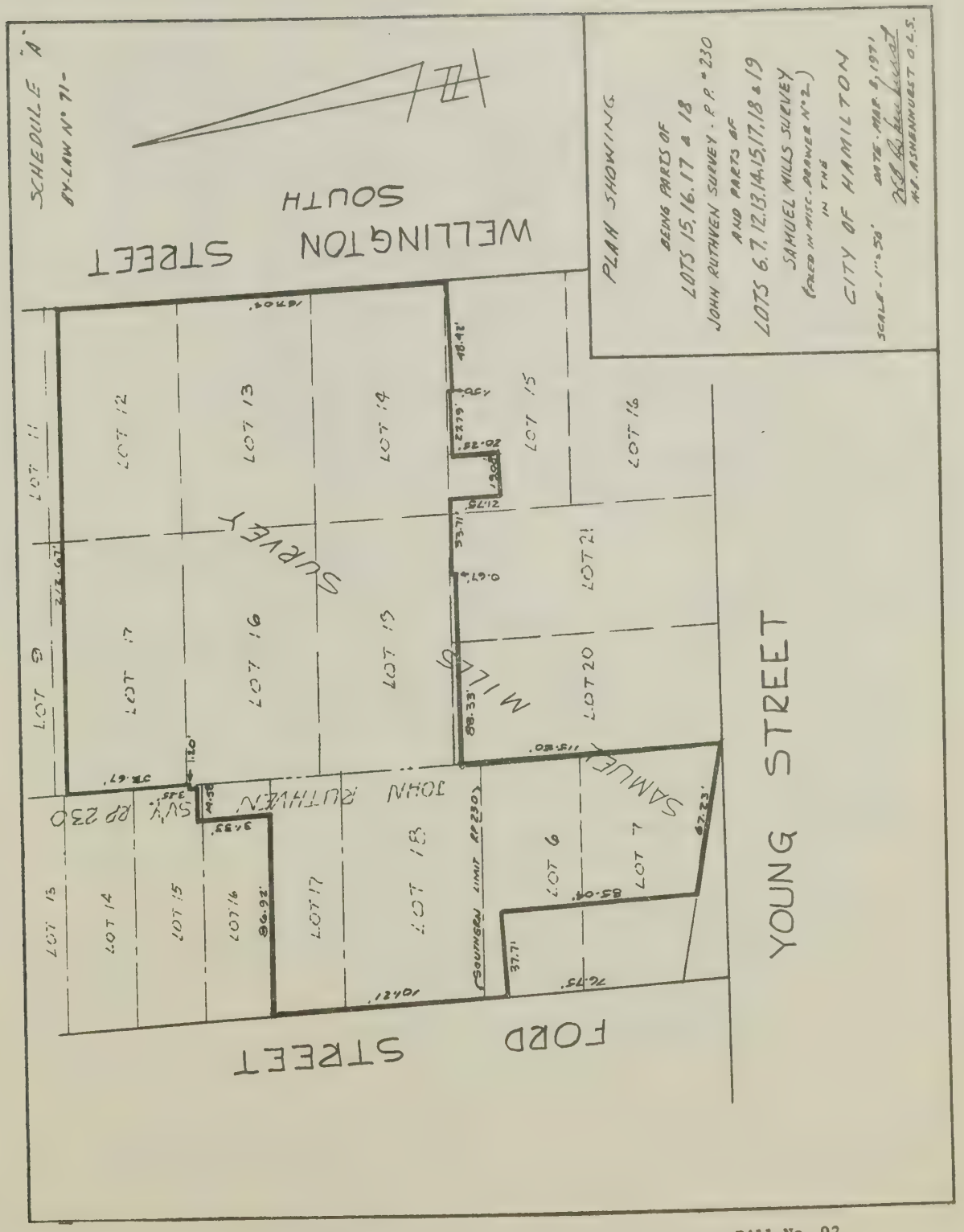
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 30th day of March, A.D. 1971.

E. A. SIMPSON
City Clerk.

VICTOR COPPS,
Mayor.



Bill No. 92

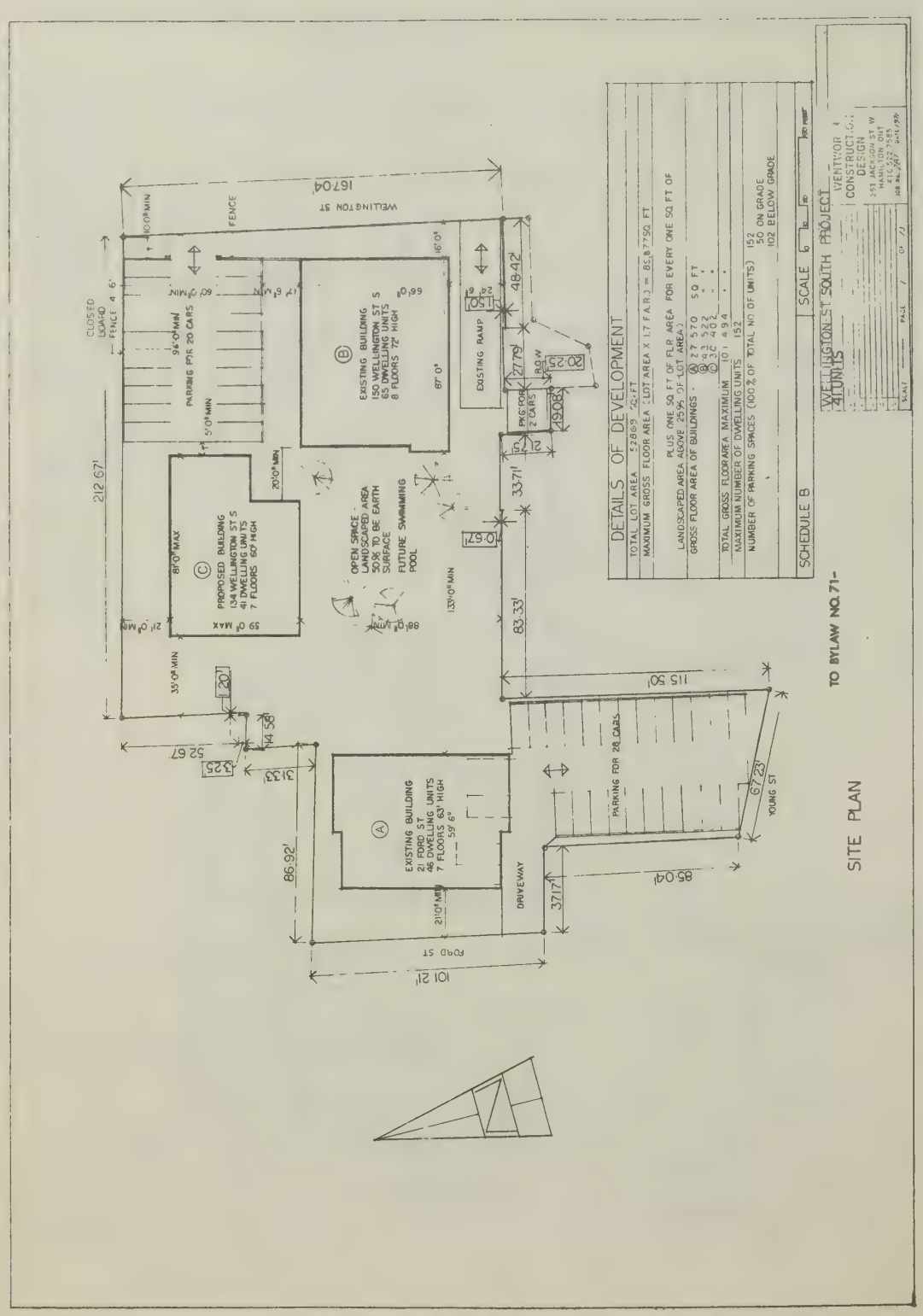
This is Schedule "A" to By-law No. 71-91 passed the 30th day of March, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

E. A. Simpson
City Clerk

Victor K. Copps
Mayor

(S-192) (b)



Bill No. 92

This is Schedule "B" to By-law No.71- 91 passed the 30th day of March, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

E. A. Simpson
City Clerk

Mayor

SCHEDULE S-193

BY-LAW NO. 71-113

To Amend:

Zoning By-law No. 6593

Respecting:

Land located in the area South of Barton Street at the East limits of the City of Hamilton

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.124 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is amended,

(a) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential) district, those lands comprised of Block 1, and

(b) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential-One and Two Family Dwellings) district those lands comprised of Block 2,

the extent and boundaries of each of which Block 1 and Block 2 are shown on a plan hereto annexed as Schedule A.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) as to Block 2, the "D" District provisions subject to the special requirement,

(i) that row dwellings are prohibited.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-193".

4. Sheet No. E.124 of the District Maps appended to and forming part of By-law No. 6593, is amended by marking the land referred to in Section 2, above, "S-193".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 27th day of April, A.D. 1971.

VICTOR COPPS,
Mayor.

E. A. SIMPSON,
City Clerk.

SCHEDULE "A" TO BY-LAW Nº 71- 113

PLAN

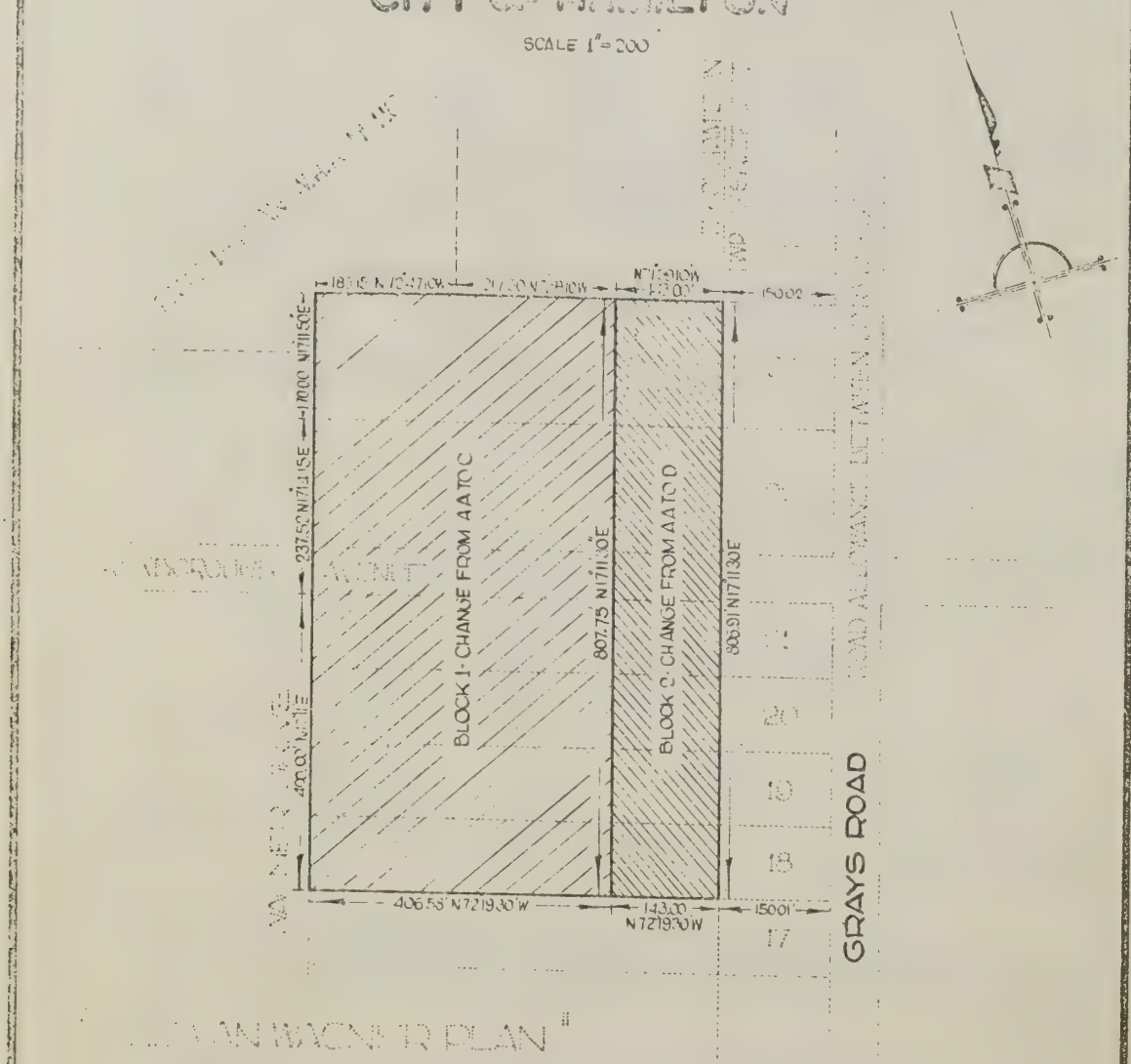
SHOWING

PARTS OF LOTS 18,19,20,21,22 & 23 - THE VAN WAGNER PLAN - REGº PLAN Nº 772

IN THE

CITY OF HAMILTON

SCALE 1" = 200'



MACKAY & MACKAY & PETERS
ONTARIO LAND SURVEYORS
HAMILTON-ONTARIO

FEBRUARY, 1971

Bill No. 114

This is Schedule "A" to By-law No. 71-113 passed the 27th day of April, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

Deputy City Clerk

Mayor

SCHEDULE S-197

BY-LAW NO. 71-110

To Amend:

Zoning By-law No. 6593

Respecting:

Lands at the South East Corner of Main Street East and Catharine Street

The Council of The Corporation of the City of Hamilton enacts as follows:

1. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) As to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule A, the "I" (Central Business District, etc.) district provisions, subject to the special requirements,

(i) that the said lands shall be used for a combination commercial use and residential use; and

(ii) shown on the Site Plan hereto annexed as Schedule B, including:

A. A residential use comprised of a multiple dwelling,

1. that is not more than 42 stories in height, and

2. that is not more than 206,600 square feet in gross floor area, and

3. in which there are not more than 330 dwelling units.

B. A commercial use,

1. that is not more than 190,592 square feet in gross floor area.

C. Not less than 270 parking spaces.

2. Zoning By-law No. 6593, passed on the 25th day of July, 1950, is amended by adding this amending by-law to Schedule 19B as Schedule "S-197".

3. Sheet No. E.5 of the District Maps appended to and forming part of Zoning By-law No. 6593, is amended by marking the lands referred to in Section 1, above, "S-197".

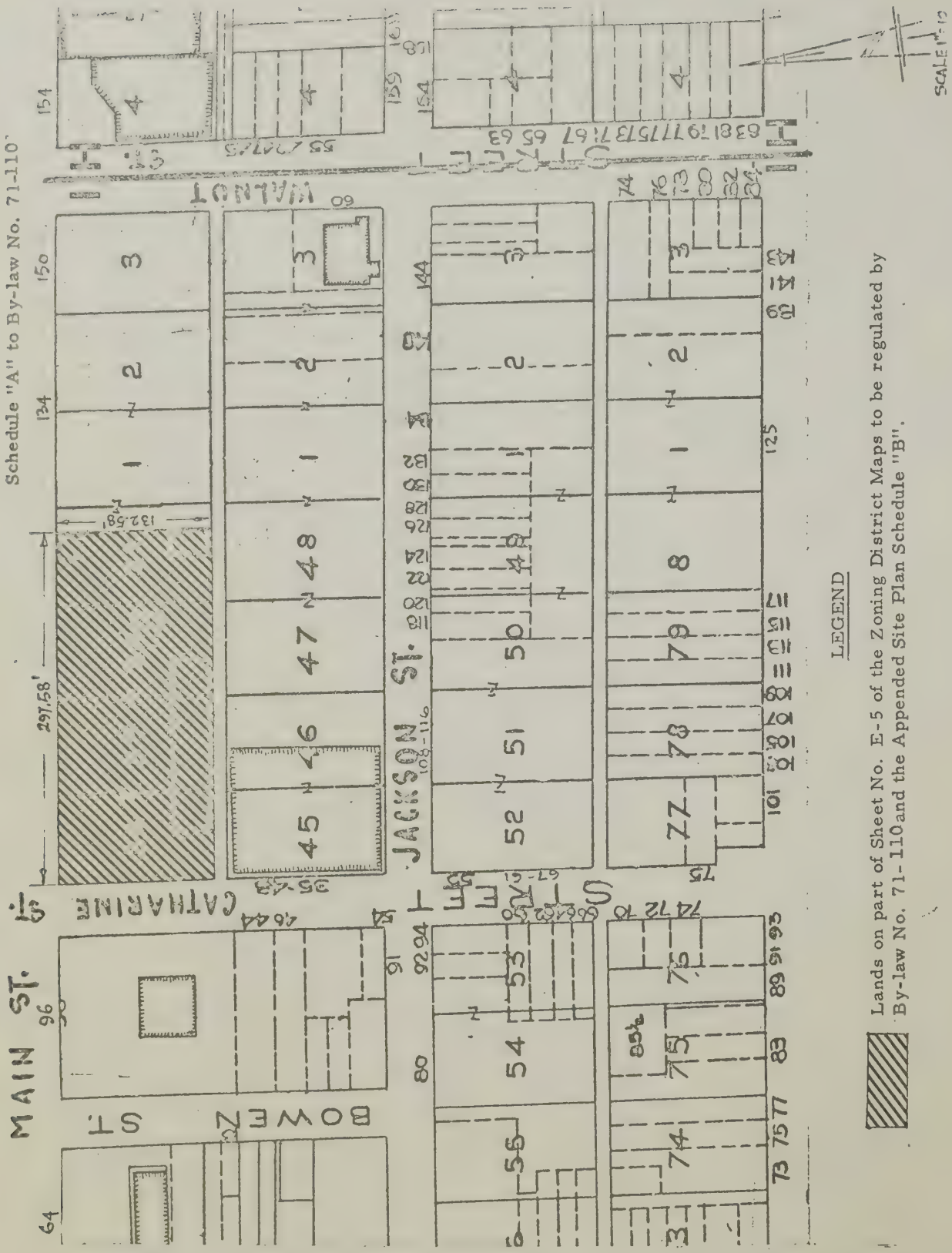
4. The City Clerk is hereby authorized and direct to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other direction of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 27th day of April, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



Bill No. 111

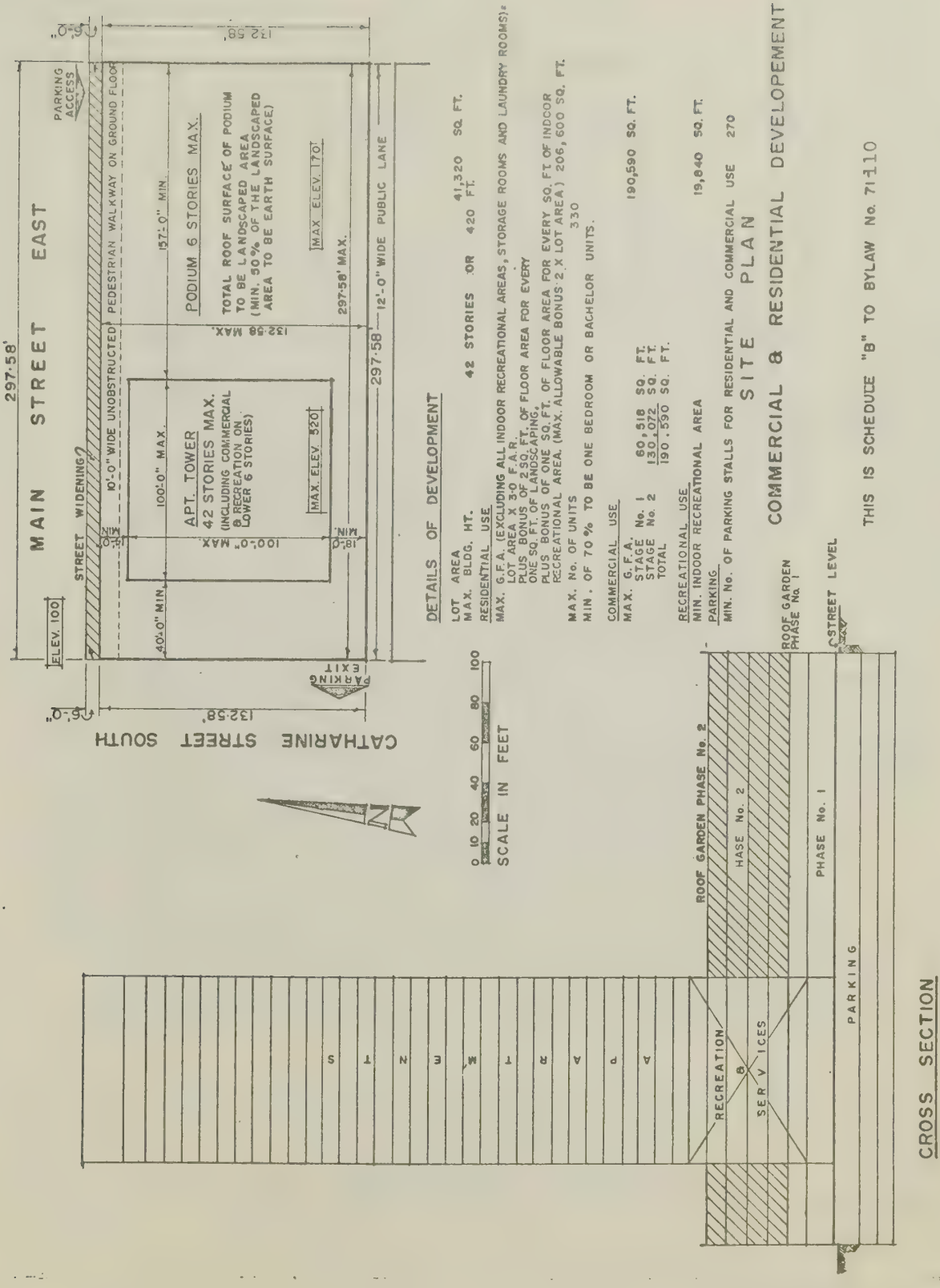
This is Schedule "A" to By-law No. 71-110 passed the 27th day of April, 1971

THE CORPORATION OF THE CITY OF HAMILTON

Deputy City Clerk

Mayor

(S-197) (b)



Bill No. 111

This is Schedule "B" to By-law No. 71-110 passed the 27th day of April, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

E. A. Hampson
City Clerk

Mayor

(S-197) (c)

SCHEDULE S-198

BY-LAW NO. 71-111

To Amend:

Zoning By-law No. 6593

Respecting:

Lands located south of Stone Church Road
and east of Courtland Avenue

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. W.27c and W.27d of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, are amended,

(a) by changing from "AA" (Agricultural) district and "B" (Suburban Agricultural Residential, etc.) district and "B-1" (Suburban Agricultural and Residential, etc.) district to "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district, and

(b) by changing from "AA" (Agricultural) district and "B" (Suburban Agricultural Residential, etc.) district to "B-2" (Suburban Residential) district,

those lands the extent and boundaries of each of which are shown on plans hereto annexed as Schedules A1 and A2.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with:

(a) as to the land shown on Schedule A1 to which clause (a) of Section 1 applies, the "D" District provisions subject to the special requirement,

(i) that row dwellings are prohibited.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-198".

4. Sheets Nos. W.27c and W.27d of the District Maps appended to and forming part of By-law No. 6593, are amended by marking the land referred to in Section 1(a), above, "S-198".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating the giving of such notice.

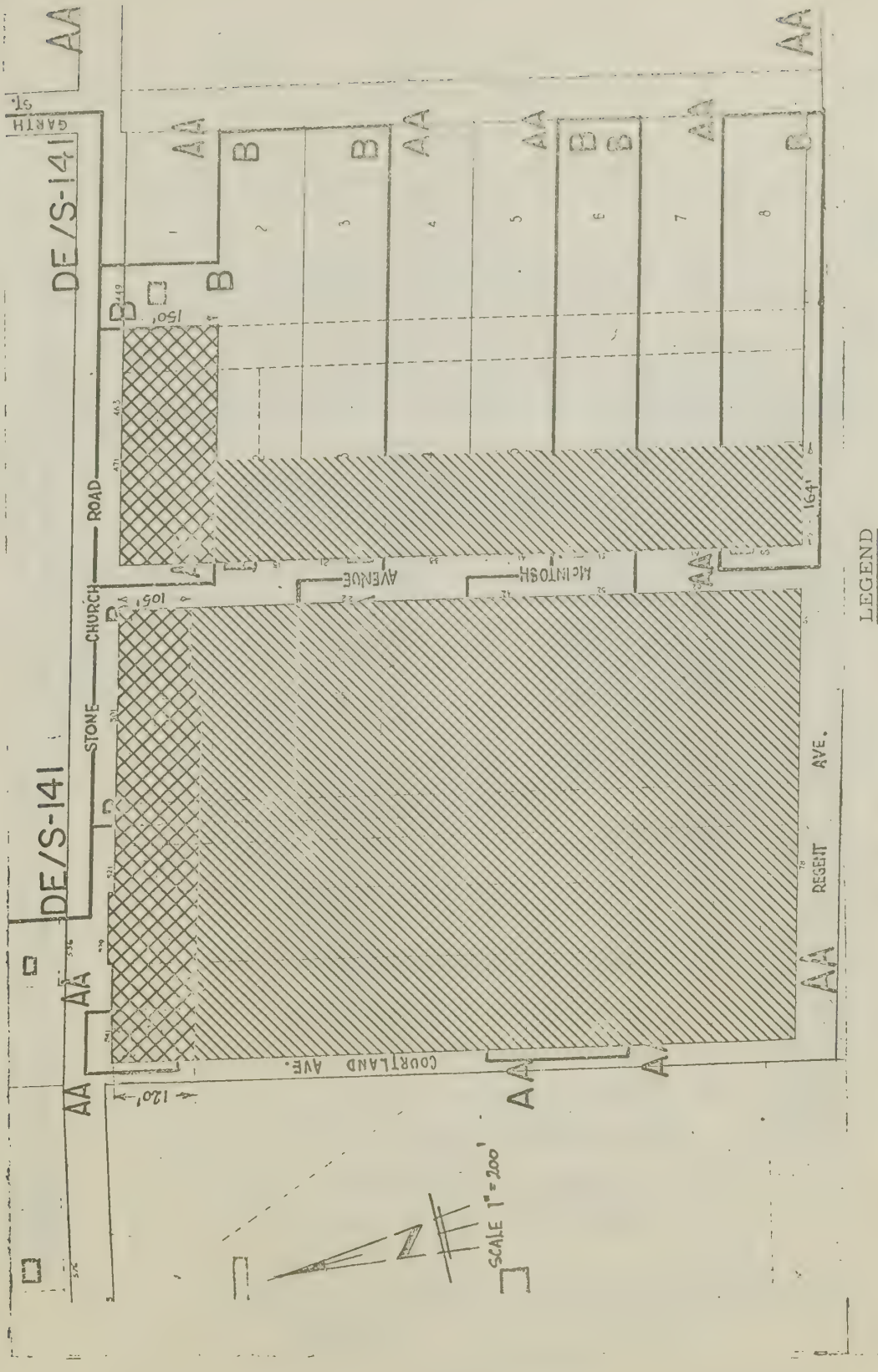
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 27th day of April, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

Schedule "A1" to By-law No. 71-111



LEGEND

Lands on part of Sheet No. W-27C of the Zoning District Maps to be re-zoned from "AA" (Agricultural) District, "B" and "B-1" (Suburban Agriculture and Residential, etc.) District to:

"D" (Urban Protected Residential - One and Two Family Dwellings, etc.) District.

"B-2" (Suburban Residential) District

Bill No. 112

This is Schedule A1 to By-law No. 71-111 passed the 27th day of April, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Mayor

(S-198) (b)

Schedule "A2" to By-law No. 71-111

Lands on part of Sheet No. W-27D of the Zoning District Maps to be re-zoned from "AA" (Agricultural) District to "B-2" (Suburban Residential) District.

Bill No. 112

This is Schedule A2 to By-law No 71-111 passed the 27th day of April, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

~~Deputy~~ City Clerk

Mayor

SCHEDULE S-199

BY-LAW NO. 71-97

To Amend:

Zoning By-law No. 6593

Respecting:

Lands located in the City of Hamilton, in the area bounded by Centennial Parkway, Queenston Road, Kenora Avenue and a road to be established along the north limit of the lands

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E.104 and E.105 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, are amended,

(a) by changing from "AA" (Agricultural) district and "JJ" (Restricted Light Industrial) district, to "G-1" (Designed Shopping Centre) district, those lands,

that are subject to the "AA" District and "JJ" District provisions, which are within the area comprised of 41.078 acres, the extent and boundaries of which are more particularly outlined in dark blue, shown on Schedule A hereto annexed.

2. No building or structure or any part thereof shall be erected, altered or enlarged nor shall any land be used except in accordance with,

(a) as to the area of 41.078 acres shown on Schedule A, the "G-1" District provisions subject to,

(i) the special requirements shown on the Site Plan hereto annexed as Schedule B and the details of the development including the following:

A. a building area not exceeding 615,000 square feet; and,

B. access driveways at those locations shown on Schedule B; and,

C. subject to subsection (b), a gross floor area of the building not exceeding 525,000 square feet; and

D. the floor areas occupied by,

1. mechanical rooms and electrical rooms, and

2. malls and other public amenity areas, and

3. halls, corridors and stairwells,

not exceeding 90,000 square feet; and

E. a floor area of the said building not exceeding 615,000 square feet.

(ii) the special requirement, subject to subsection (b), of 5.5 parking spaces for each 1,000 square feet of gross floor area.

(iii) the special requirement that,

A. each parking space shall have dimensions of not less than 9 feet wide and 20 feet long, and

B. each aisle shall have a width of not less than 20 feet.

(iv) the special requirement that the Commerical Uses shall include,

1. a tavern,

2. a garden supply shop.

(v) the special requirement that the Design Requirements shall not include a registered plan of subdivision.

(b) In addition to any other deductions from gross floor area under Section 2(2) J (viiia) of By-law No. 6593, there shall be deducted for the purpose of determining the gross floor area permissible under the provisions of this by-law,

A. the floor areas occupied by,

1. the mechanical rooms;

2. electrical rooms;

3. malls and any other public amenity areas, and

B. the minimum floor area of halls, corridors and stairwells required by law.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-199".

4. Sheets Nos. E.104 and E.105 of the District Maps appended to and forming part of Zoning By-law No. 6593, are amended by marking the lands referred to in Section 2, above, "S-199".

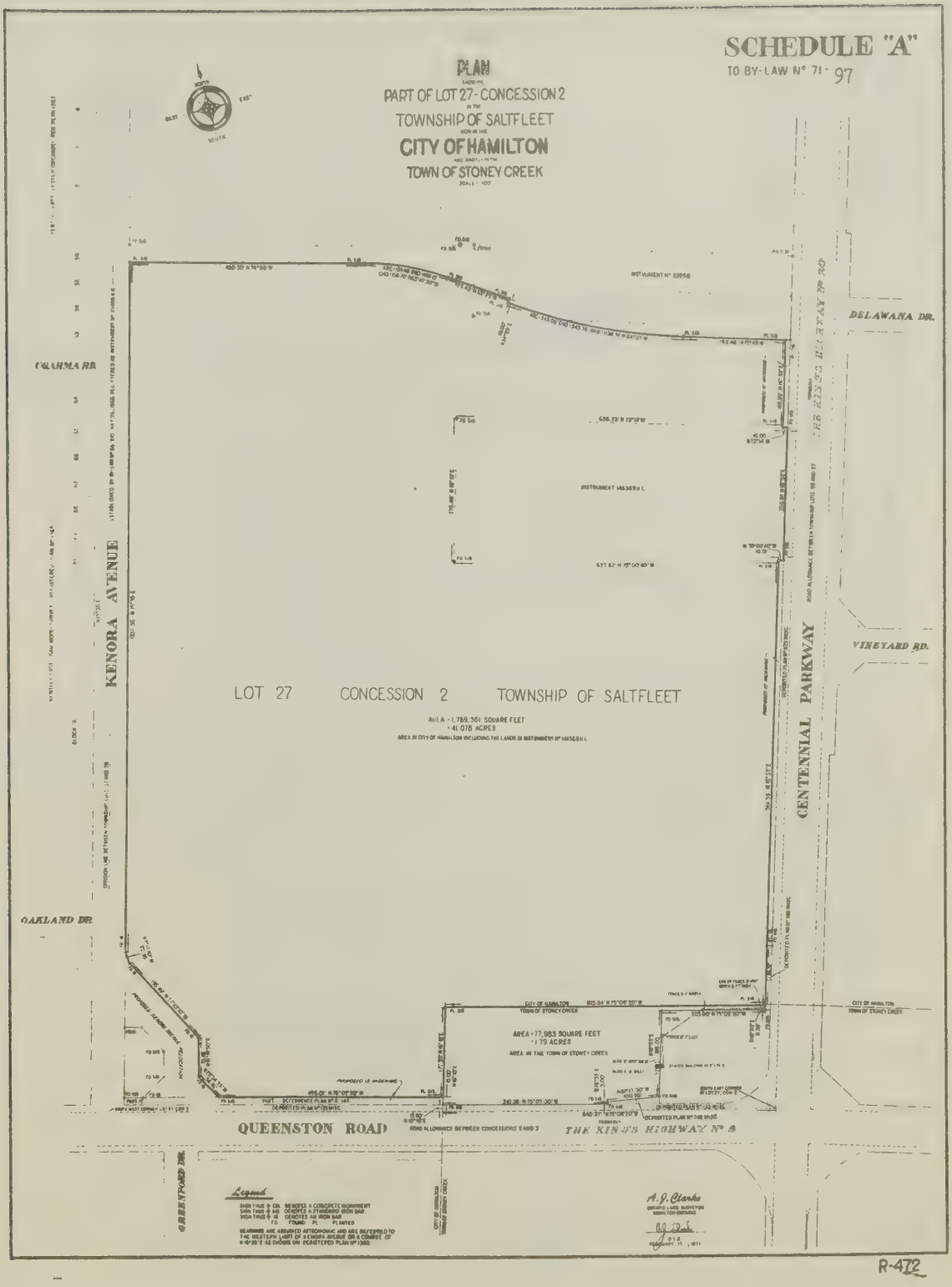
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 30th day of March, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



R-472

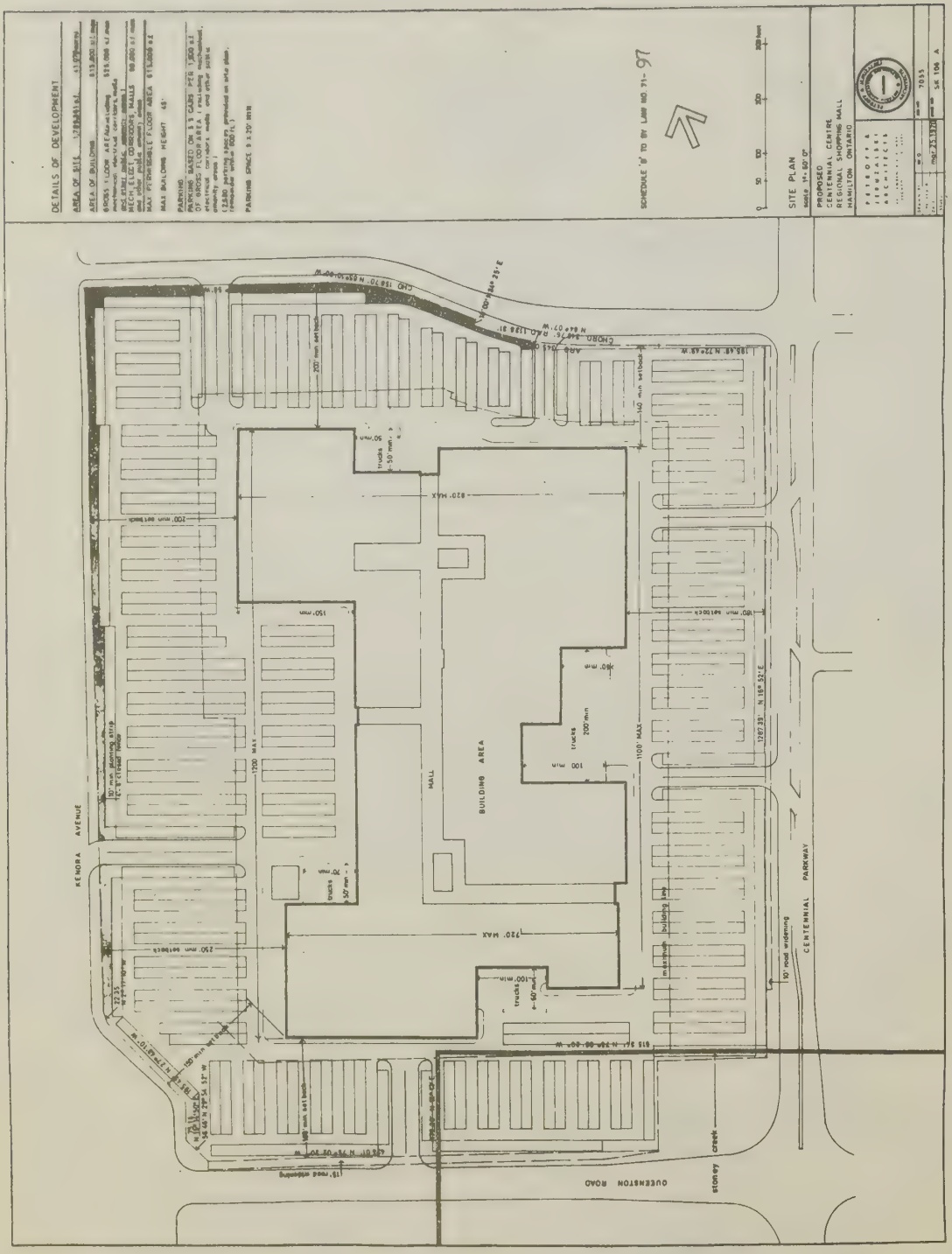
Bill No. 99

This is Schedule "A" to By-law No. 71-97 passed the 30th day of March, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

E. A. Kempson
City Clerk

Victor K. Copps
Mayor



Bill No. 99

This is Schedule "B" to By-law No. 71-97 passed the 30th day of March A.D. 1971.

THE CORPORATION OF THE CITY OF HAMILTON

E. A. Hampson
City Clerk

Victor K. Copps
Mayor

SCHEDULE S-200

BY-LAW NO. 71-156

To Amend:

Zoning By-law No. 6593

Respecting:

Land located on the South Side of Mohawk Road in the area East of Horning Mountain Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. W.43a and W.43b of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, are amended,

(a) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential) district, those lands comprised of Block 1, and

(b) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district, those lands comprised of Block 2, Block 3, and

(c) by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings) district, those lands comprised of Block 4, and

(d) by changing from "AA" (Agricultural) district to "E-2" (Multiple Dwellings) district, those lands comprised of Block 5,

the extent and boundaries of which Block 1, Block 2, Block 3, Block 4 and Block 5 are shown on a plan hereto annexed as Schedule "A".

2. No building or structure shall be erected, altered, extended or enlarged nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) as to Block 2 and Block 3, the "D" District provisions subject to the special requirement,

(i) that row dwellings are prohibited, and

(b) as to Block 4, the "DE" District provisions subject to the special requirement,

(i) that the density of development shall not exceed 26 dwelling units, and

(c) as to Block 5, the "E-2" District provisions subject to the special requirement,

(i) that the density of development shall not exceed 210 dwelling units, and

(d) as to Block 4, the "DE" District provisions and as to Block 5, the "E-2" District provisions subject to the special requirements,

(i) shown on a Site Plan as shall be annexed to such further and other by-law as shall be enacted by The Corporation of the City of Hamilton and approved by the Ontario Municipal Board, and

(e) as to Block 1, Block 2, Block 3, Block 4 and Block 5, subject to

(i) clauses, (a), (b), (c) and (d), and

(ii) a registered plan of subdivision.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as "S-200".

4. Sheets Nos. W.43a and W.43b of the District Maps appended to and forming part of Zoning By-law No. 6593, are amended by marking the lands referred to in Section 1, above, "S-200".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 8th day of June, 1971.

VICTOR COPPS,
Mayor.

E. A. SIMPSON,
City Clerk.

SCHEDULE "A" TO BY-LAW Nº 71-156

PLAN

SHOWING

PART OF LOTS 55 & 56 - CONCESSION 2

ALSO

PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3

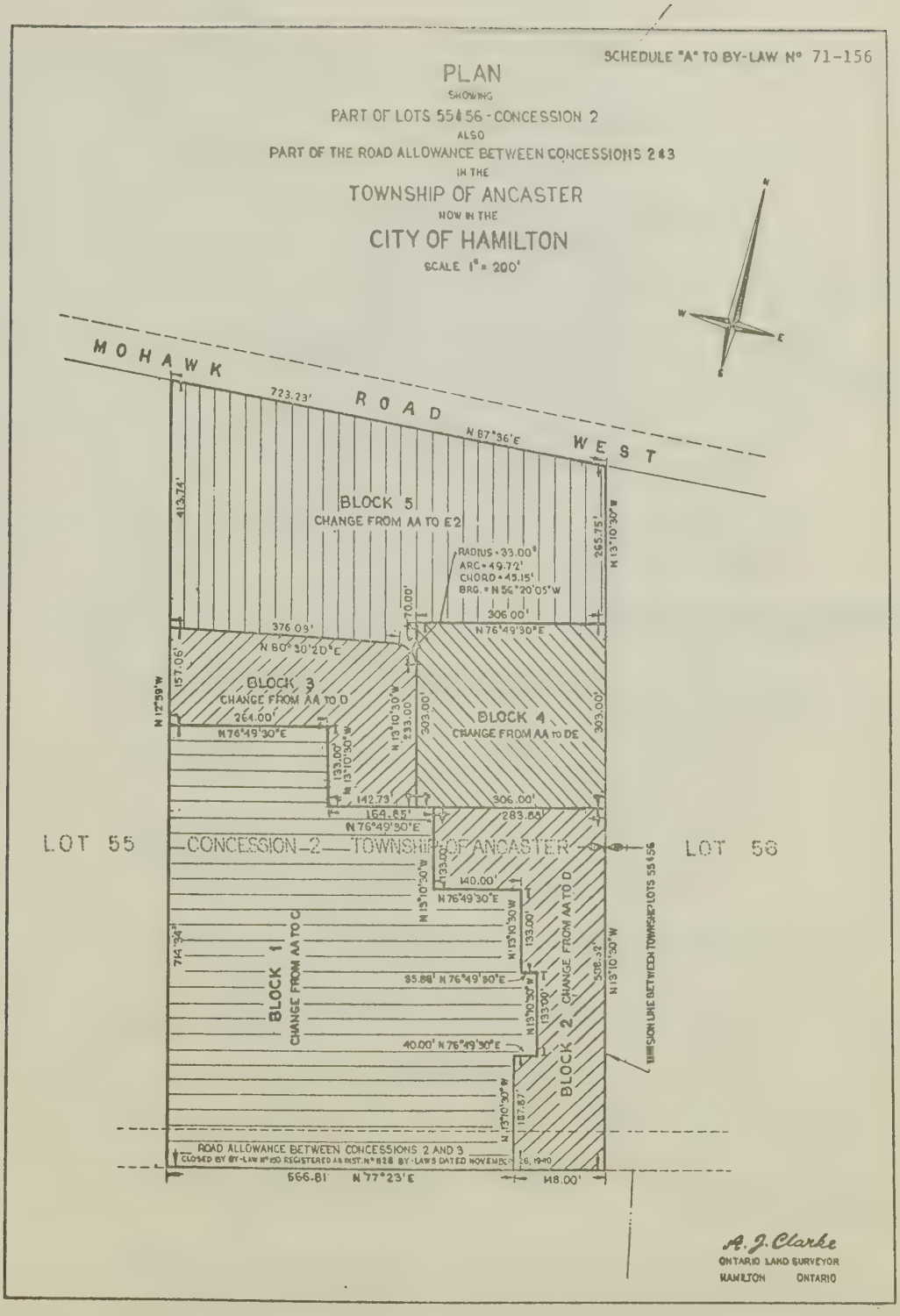
IN THE

TOWNSHIP OF ANCASTER

NOW IN THE

CITY OF HAMILTON

SCALE 1" = 200'



A. J. Clarke
ONTARIO LAND SURVEYOR
HAMILTON ONTARIO

Bill No. 157

This is Schedule "A" to By-law No. 71-156 passed the 8th day of June, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Mayor

(S-200) (c)

SCHEDULE S-201

BY-LAW NO. 71-114

To Amend:

Zoning By-law No. 6593

Respecting:

Land located in the area between Mount Albion Road and Quigley Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets Nos. E.87 and E.88 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950 are amended,

(a) by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings) district, those lands comprised of Block 1, and

(b) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential-One and Two Family Dwellings) district, those lands comprised of Block 2,

the extent and boundaries of each of which Block 1 and Block 2 are shown on a plan hereto annexed as Schedule A.

2. No building or structure shall be erected, altered, extended or enlarged nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) as to Block 1, the "DE" District provisions subject to the special requirements,

(i) shown on a Site Plan as shall be annexed to such further and other by-law as shall be enacted by The Corporation of the City of Hamilton and approved by the Ontario Municipal Board; and

(ii) that the density of development shall not exceed 34 residential units.

(b) as to Block 2, the "D" District provisions subject to the special requirements,

(i) that row dwellings are prohibited.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-201".

4. Sheets Nos. E.87 and E.88 of the District Maps appended to and forming part of By-law No. 6593, are amended by marking the land referred to in Section 1, above, "S-201".

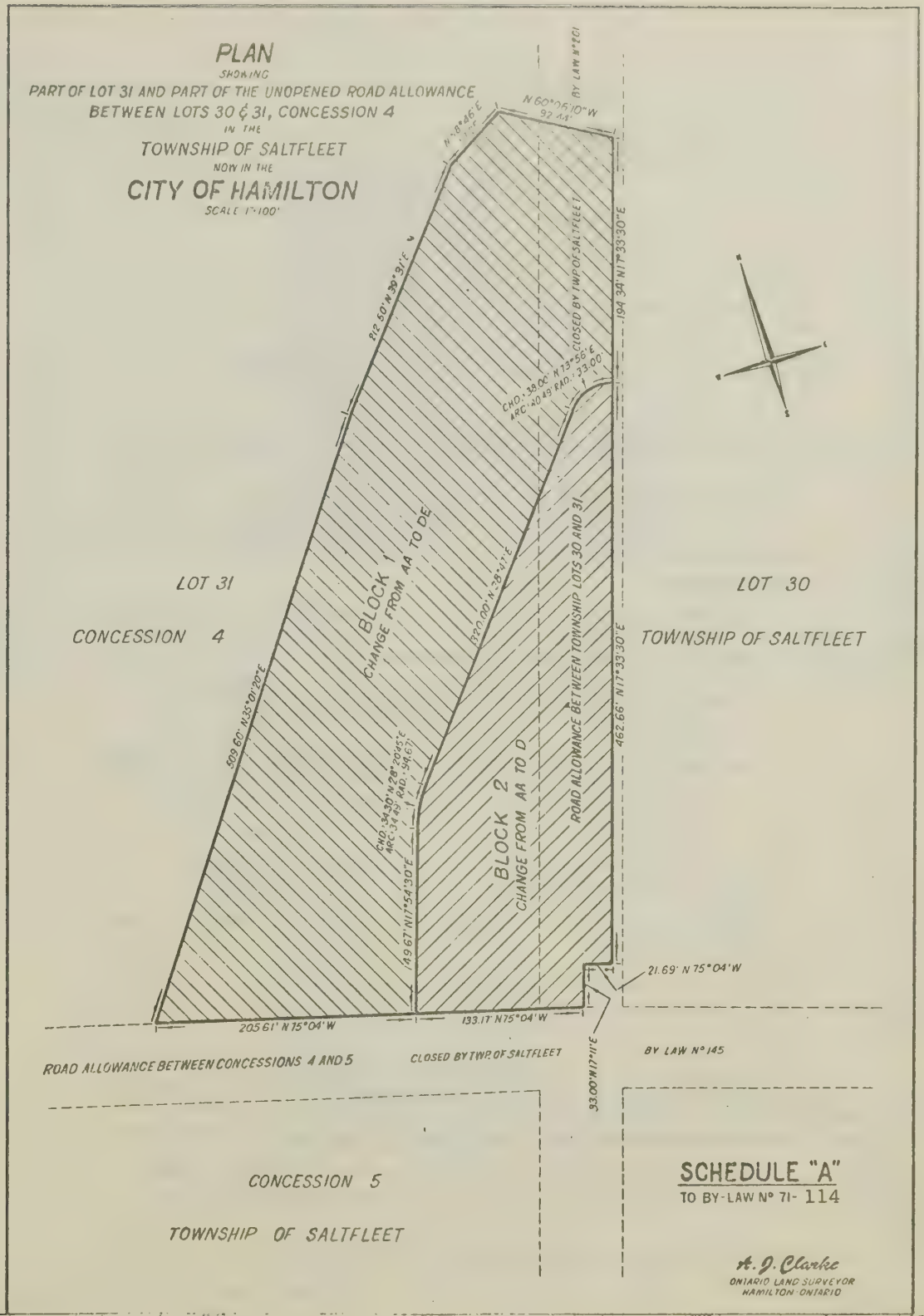
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 27th day of April, A.D. 1971.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



Bill No. 115

This is Schedule "A" to By-law No. 71-114 passed the 27th day of April, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

~~Deputy~~ City Clerk

Mayor

SCHEDULE S-203

BY-LAW NO. 71-115

To Amend:

Zoning By-law No. 6593

Respecting:

Lands on the West Side of Garth Street

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.27b of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is amended,

(a) by changing from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings) district, those lands,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule A.

2. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) as to the land shown on Schedule A, the "DE" District provisions subject to the special requirements,

(i) shown on a Site Plan as shall be annexed to such further and other by-law as shall be enacted by The Corporation of the City of Hamilton and approved by the Ontario Municipal Board; and

(ii) that the density of development shall not exceed 16 dwelling units.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-203".

4. Sheet No. W.27b of the District Maps appended to and forming part of By-law No. 6593 is amended by marking the land referred to in Section 1, above, "S-203".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

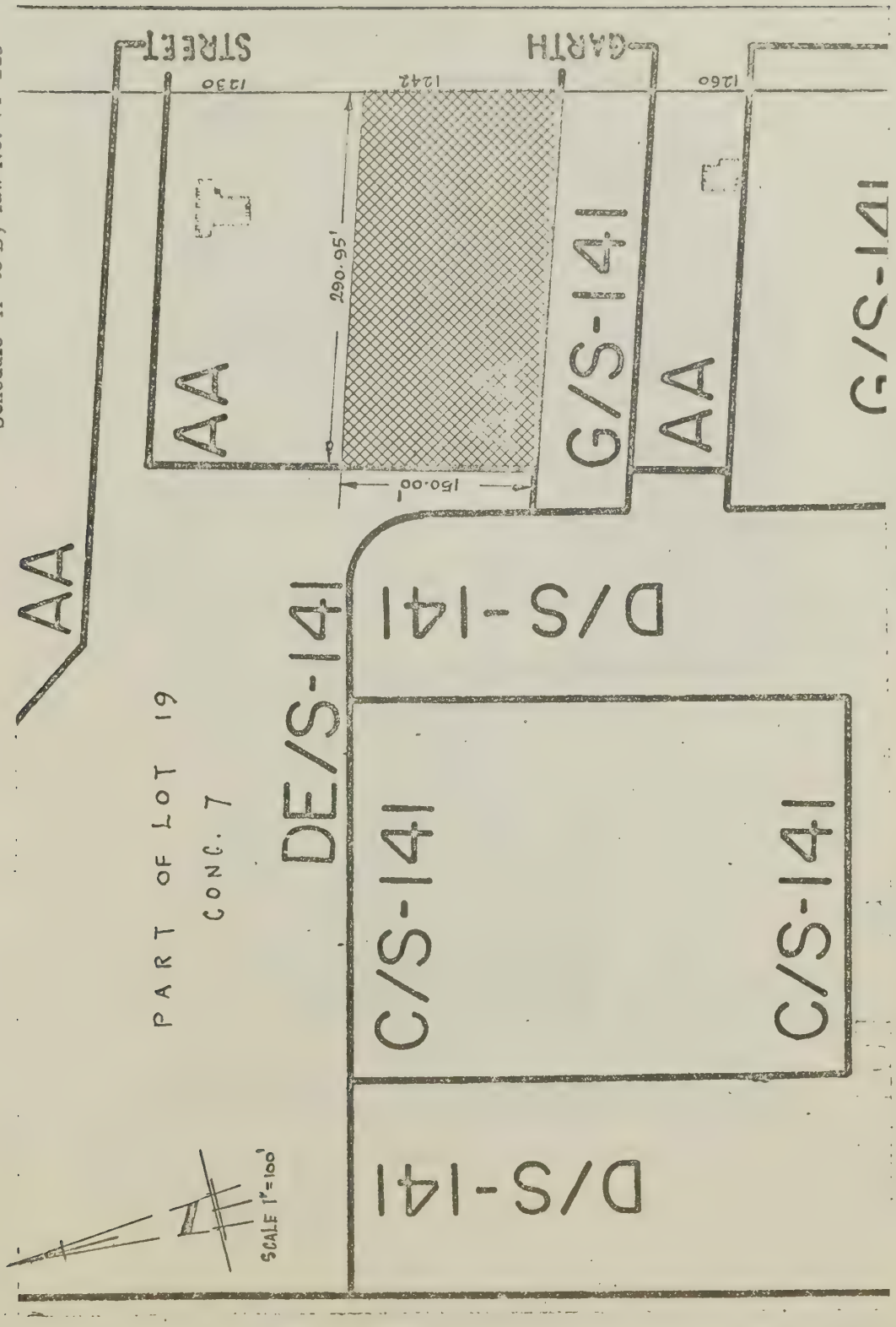
6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 27th day of April, 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

Schedule "A" to By-law No. 71-115



LEGEND

Lands on part of Sheet No. W-27B of the Zoning District Maps to be re-zoned from "AA" (Agricultural) District to "DE" (Low Density Multiple Dwellings) District.

Bill No. 116

This is Schedule "A" to By-law No. 71-115 passed the 27th day of April, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

Deputy City Clerk

Mayor

(S-203) (b)

SCHEDULE S-204

BY-LAW NO. 71-191

To Amend Zoning By-law No. 6593

Respecting:

Land located north of Limeridge Road in the area between West 5th Street and Upper James

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.9a of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is amended,

(a) by changing from "AA" (Agricultural) district and "C" (Urban Protected Residential, etc.) district to "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district, those lands comprised of Block 1 and Block 2, and

(b) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands comprised of Block 3,

the extent and boundaries of each of which Block 1 and Block 2 and Block 3 are shown on a plan hereto annexed as Schedule "A".

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) as to Block 1 and Block 2, the "D" District provisions subject to the special requirement,

(i) that row dwellings are prohibited;

(b) a registered plan of subdivision.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Schedule 19B as Schedule "S-204".

4. Sheet No. W.9a of the District Maps appended to and forming part of By-law No. 6593, is amended by marking the land referred to in Section 1, above, "S-204".

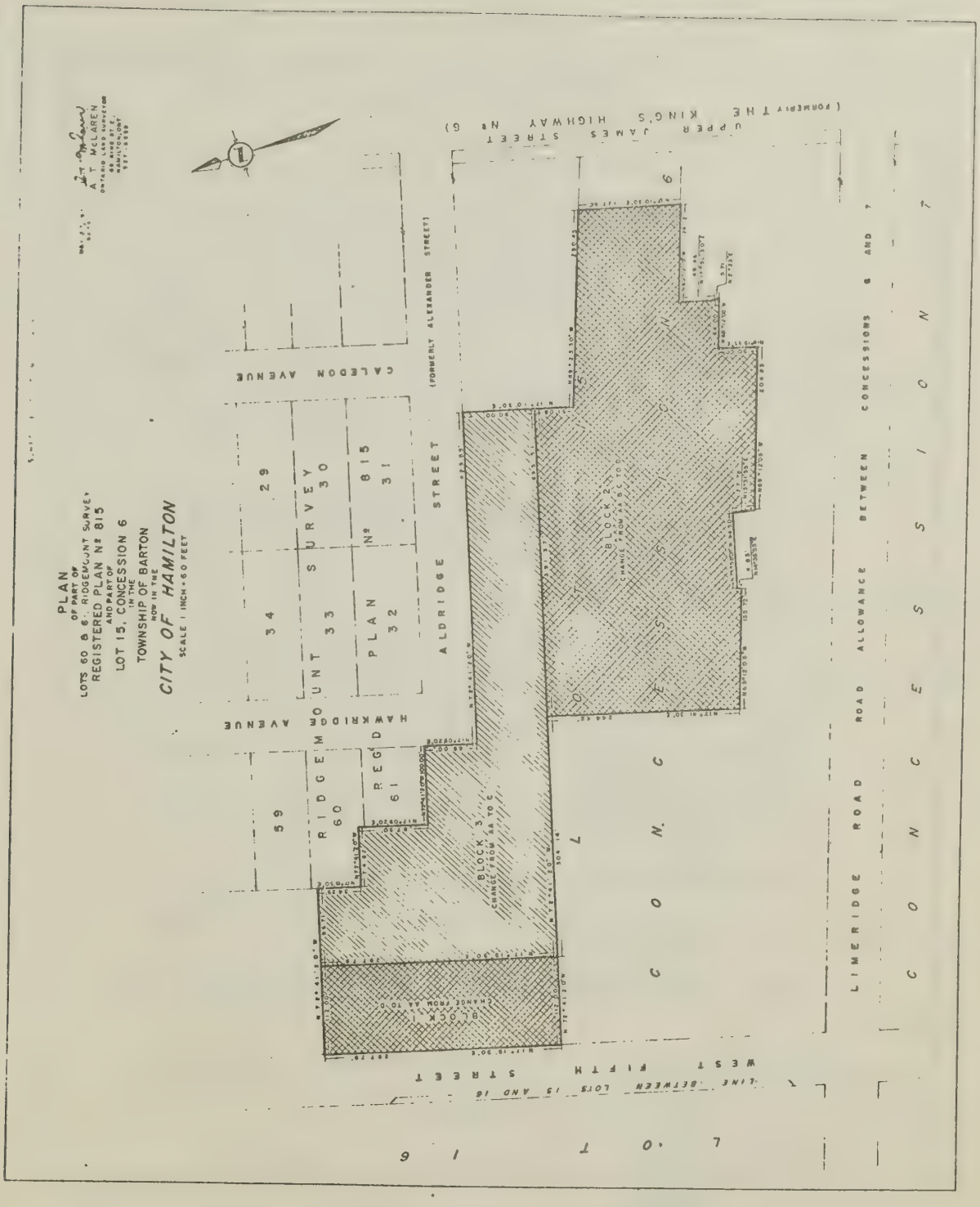
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 29th day of June, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



Bill No. 192

This is Schedule "A" to By-law No. 71-191 passed the 29th day of June, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

E. A. Lumpson
City Clerk

Victor K. Copps
Mayor

(S-204)(b)

SCHEDULE S-214

BY-LAW NO. 71-218

To Amend:

Zoning By-law No. 6593

Respecting:

Land located North of Queenston Road in the area West of Grays Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E.124 of the District Maps appended to and forming part of Zoning By-law 6593, passed on the 25th day of July, 1950, is hereby amended,

(a) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands comprised in Block 1, and

(b) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district, those lands comprised in Block 2,

the extent and boundaries of each of which Block 1 and Block 2 are shown on a plan annexed hereto as Schedule "A".

2. No building or structure or any part thereof shall be erected, altered, extended or enlarged nor shall any land be used except in accordance with,

(a) as to Block 2, the "D" District provisions subject to,

(i) the special requirement that row dwellings are prohibited, and

(ii) a registered plan of subdivision;

(b) as to Block 1, the "C" District provisions, subject to

(i) a registered plan of subdivision.

3. The said Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-214".

4. Sheet No. E.124 of the District Maps appended to and forming part of the said Zoning By-law No. 6593 is hereby amended by marking the lands referred to in Section 1, above, "S-214".

5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 31st day of August, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.

SCHEDULE "A" TO BY-LAW No. 71-218

PLAN

SHOWING

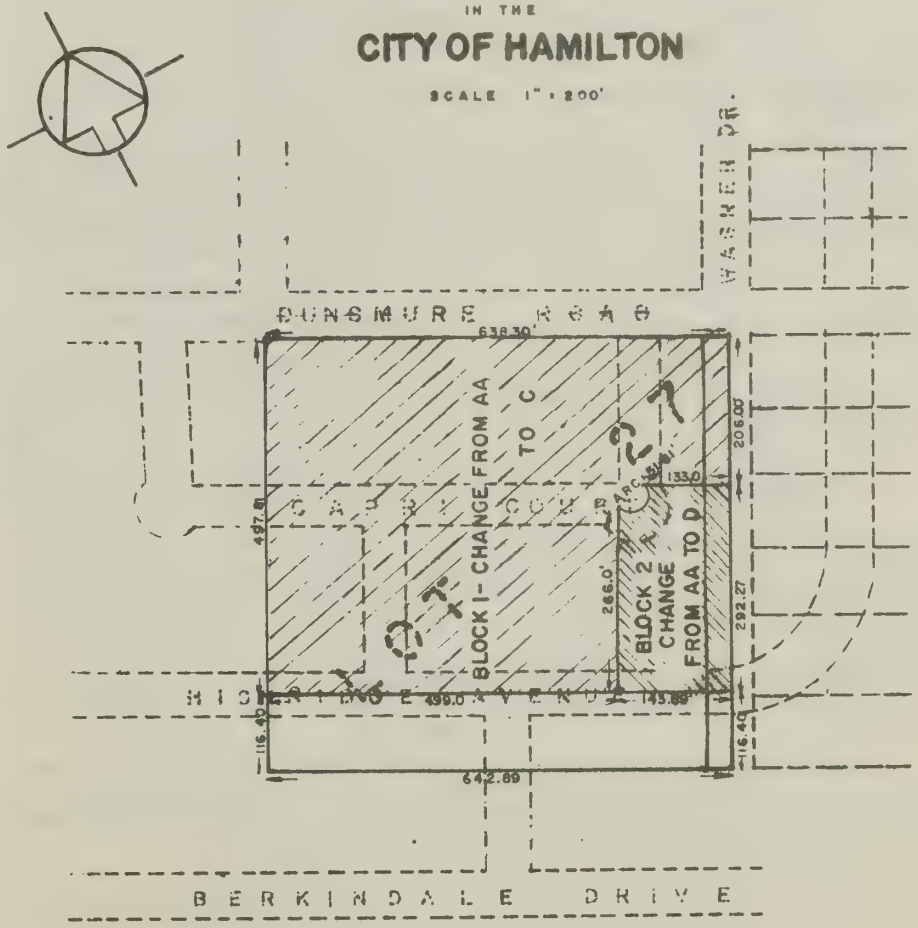
LOT 27 AND PART OF WAGNER DRIVE • THE VAN WAGNER PLAN

REGISTERED PLAN No. 772

IN THE

CITY OF HAMILTON

SCALE 1" = 200'



CAPRI GARDENS

PROPOSED SUBDIVISION

GEORGE L. SCHNEIDER
CONSULTING ENGINEER

J. D. Peters O.L.S. JULY 1971

Bill No. 218

This is Schedule "A" to By-law No. 71-218 passed the 31st day of August, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

E. A. Simpson
City Clerk

Victor K. Copps
Mayor

SCHEDULE S-216

BY-LAW NO. 71-270

To Amend:

Zoning By-law No. 6593

Respecting:

Land located on the North Side of Glen Road
in the area West of Highway No. 403

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet Nos. W.22 of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is hereby amended,

(a) by changing from "J" (Light and Limited Heavy Industry) district to "E" (Multiple Dwellings, Lodges, Clubs, etc.) district, those lands,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) as to the lands shown on Schedule "A", the "E" District provisions, subject to the special requirements,

(i) shown on a Site Plan hereto annexed as Schedule "B".

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-216".

4. Sheet No. W.22 of the District Maps appended to and forming part of By-law No. 6593 is amended by marking the land referred to in Section 1, above, "S-216".

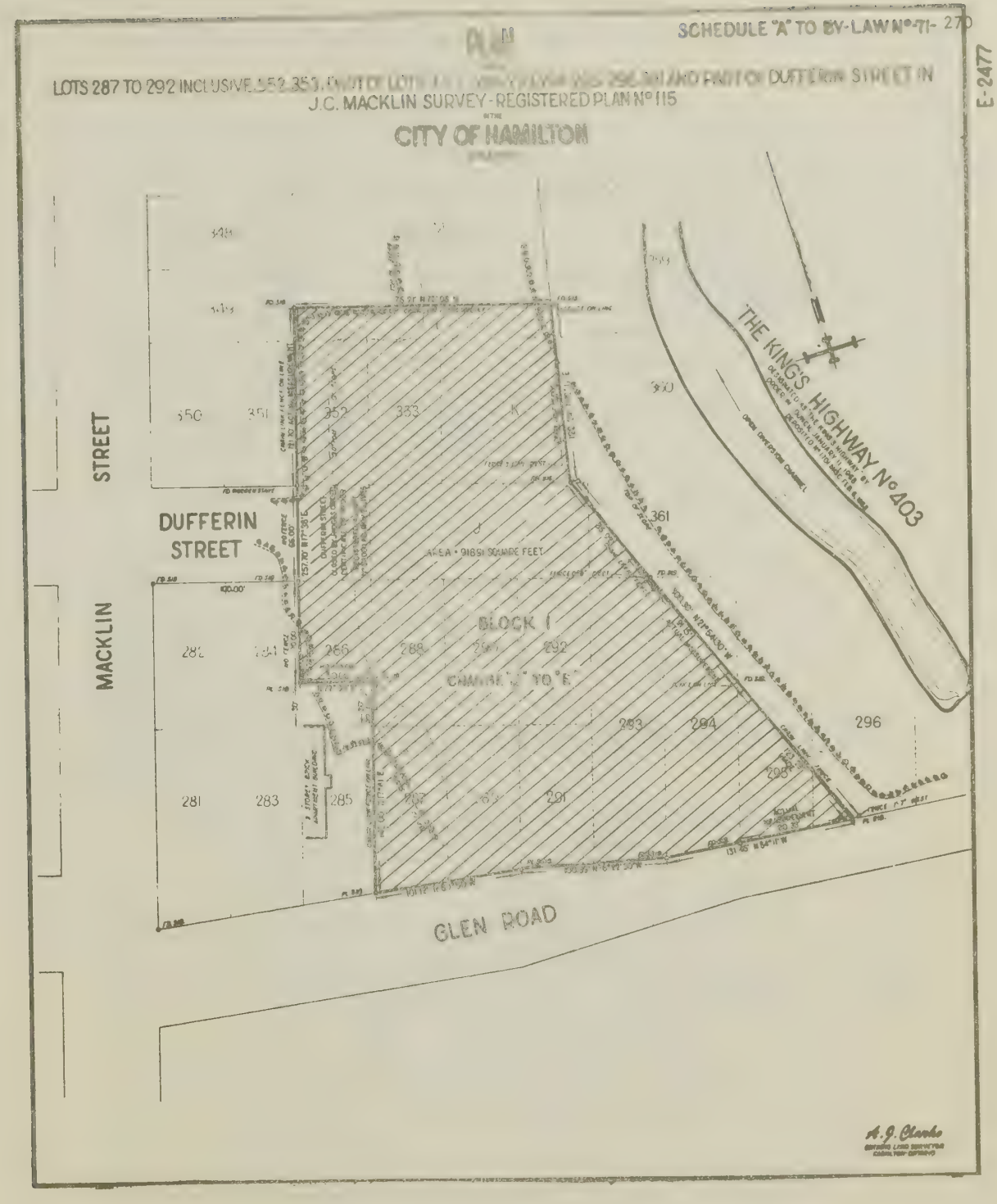
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this by-law.

PASSED this 12th day of October, A.D. 1971.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.



Bill No. 270

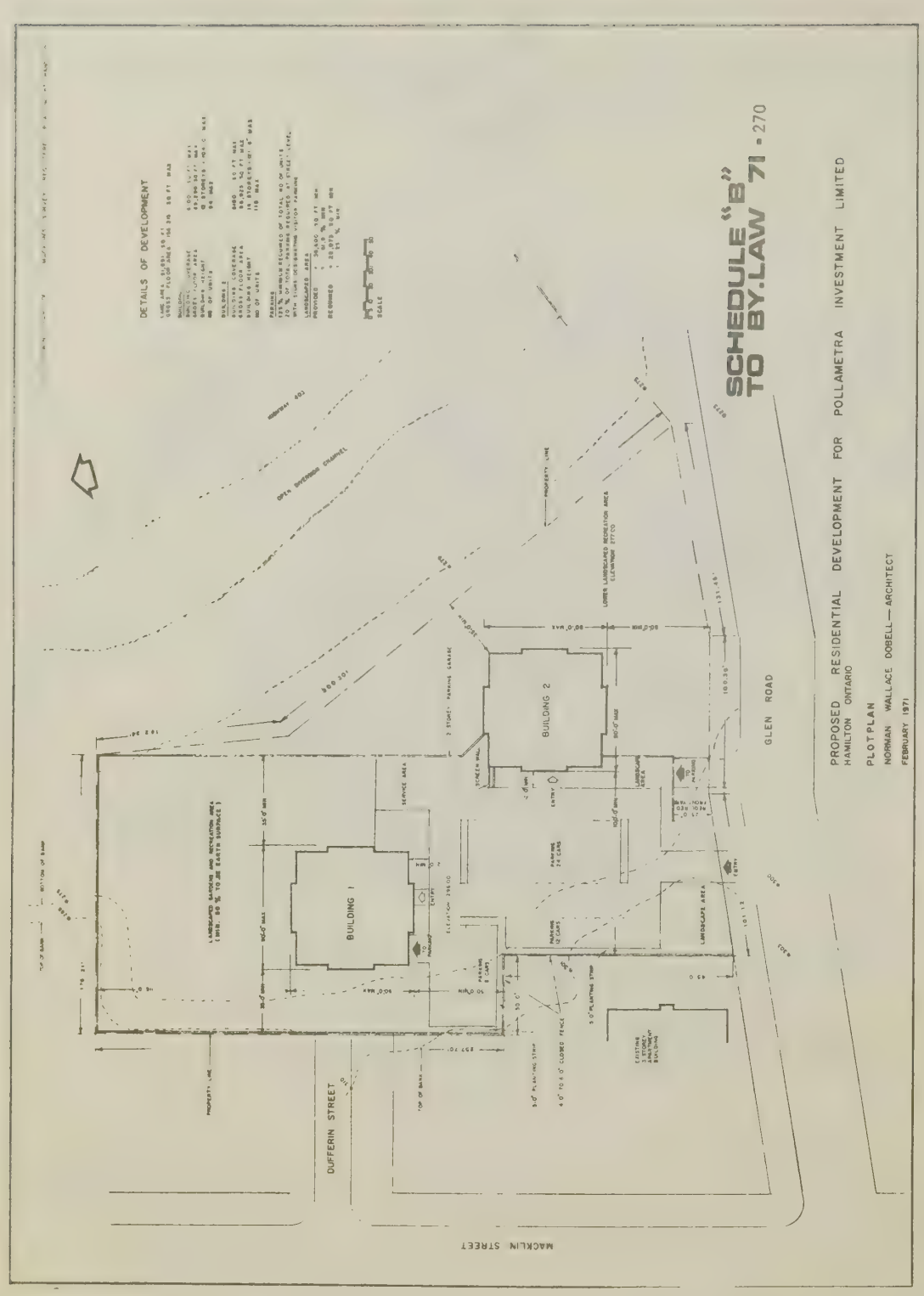
This is Schedule "A" to By-law No. 71-270 passed the 12th day of October, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Mayor

(S-216) (b)



Bill No. 270

This is Schedule "B" to By-law No. 71-270 passed the 12th day of October, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Mayor

SCHEDULE S-217

BY-LAW NO. 71-242

To Amend:

Zoning By-law No. 6593

Respecting:

Land located in the area West of Garth Street and South of Mohawk Road

WHEREAS By-law No. 68-255, passed on the 27th day of August, 1968 did,

(a) rezone the land shown on Schedule "A" to the said By-law No. 68-255 as Block 1 from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings, etc.) district, and

(b) make the said Block 1 subject to an approved Site Plan as shall be defined and adopted by such further and other by-law as may be executed by The Corporation of the City of Hamilton;

AND WHEREAS the said By-law No. 68-255 was approved by the Ontario Municipal Board on the 1st day of November 1968;

AND WHEREAS it is expedient to regulate the said Block 1 by a Site Plan.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. No building or structure shall be erected, altered, extended or enlarged nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) as to the lands shown on Schedule "A" to By-law No. 68-255, passed on the 27th day of August, 1968 as Block 1, the "DE" District provisions, subject to the special requirements,

(i) shown on the Site Plan hereto annexed as Schedule "B";

(ii) that the residential use is composed of not more than 5 row dwellings,

A. each of which is not more than 2 storeys or 24 feet in height, and

B. each of which is comprised of the number of units shown in respect of each building in Schedule "B", and

C. composed of a total of not more than 26 Class "A" dwelling units;

(iii) that the building coverage is not greater than 14,586 square feet;

(iv) that the landscaped area is not less than 37,044 square feet;

(v) that the number of parking spaces is not less than 33 or 125% of the number of Class "A" dwelling units.

2. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-217".

3. Sheet No. W.27a of the District Maps appended to and forming part of By-law No. 6593 is amended by marking the land referred to in Section 1, above, "S-217".

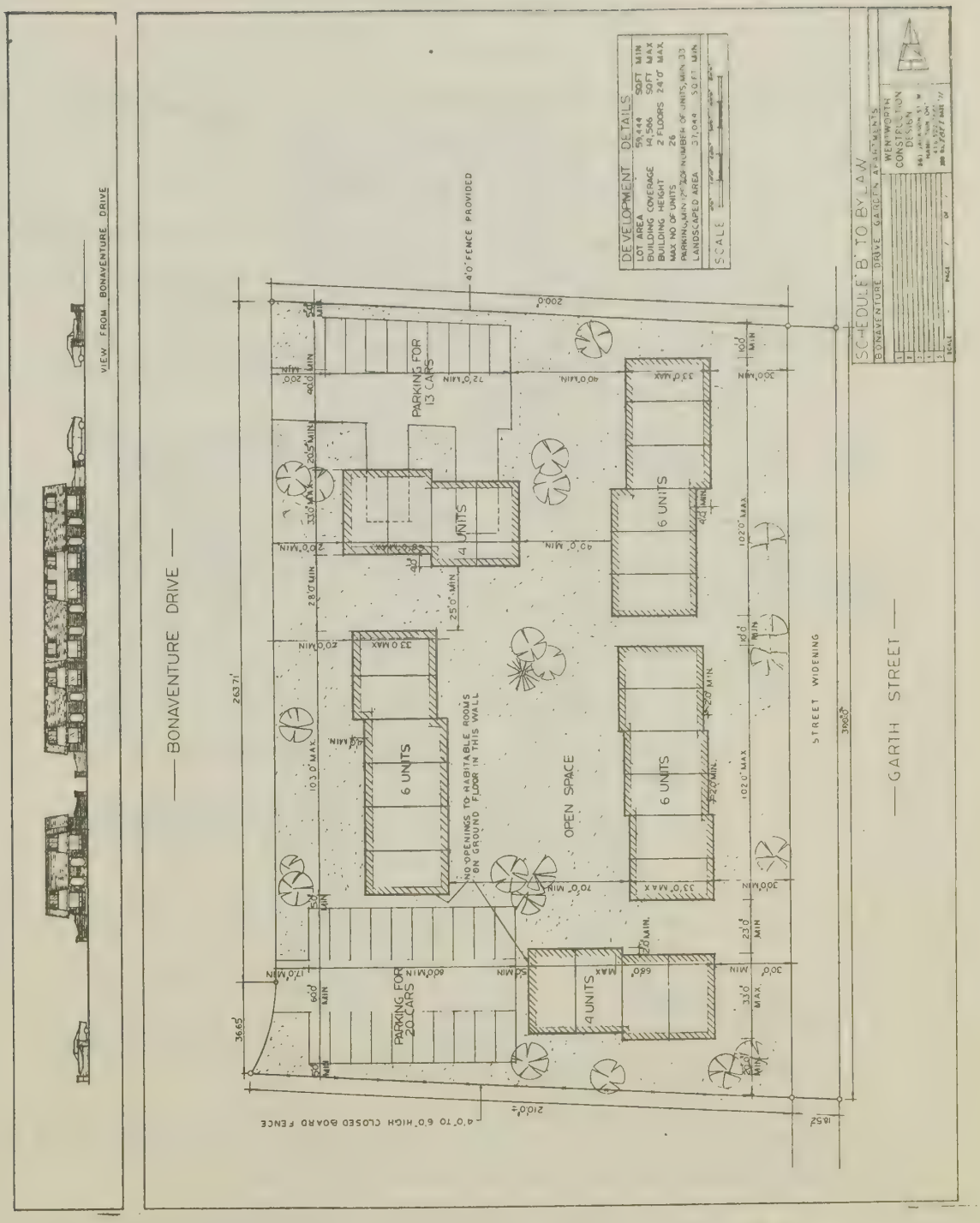
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 14th day of September, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



Bill No. 241

This is Schedule "B" to By-law No. 71-242 passed the 14th day of September, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Mayor

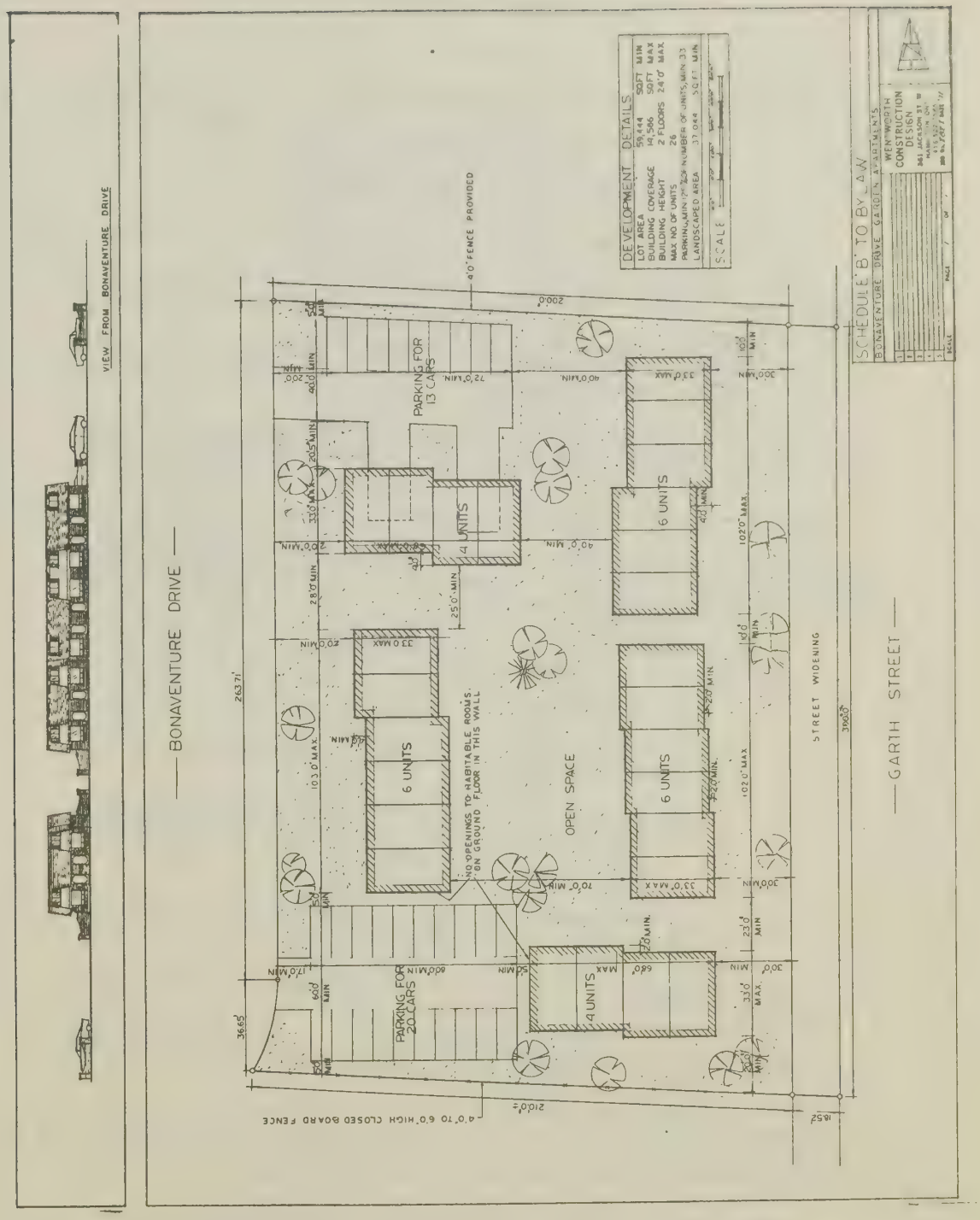
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 14th day of September, A.D. 1971.

E. A. SIMPSON,
City Clerk.

VICTOR COPPS,
Mayor.



Bill No. 241

This is Schedule "B" to By-law No. 71-242 passed the 14th day of September, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Mayor

SCHEDULE S-225

BY-LAW NO. 71-314

To Amend:

Zoning By-law No. 6593

Respecting:

Land located in the area east of Upper Horning Road and south of Mohawk Road

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.43b of the District Maps appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is amended,

(a) by changing from "AA" (Agricultural) district to "C" (Urban Protected Residential, etc.) district, those lands comprised in Block 1, and

(b) by changing from "AA" (Agricultural) district to "D" (Urban Protected Residential-One and Two Family Dwellings, etc.) district, those lands comprised in Block 2 and Block 3,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) as to Block 2, the "D" District provisions subject to the special requirement,

(i) that row dwellings are prohibited; and

(b) as to Block 3, the "D" District provisions subject to the special requirements,

(i) shown on a Site Plan as shall be adopted by such further and other by-law as may be enacted by The Corporation of the City of Hamilton and approved by the Ontario Municipal Board;

(c) as to Block 1, Block 2 and Block 3, a registered plan of subdivision.

3. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as "S-225".

4. Sheet No. W.43b appended to and forming part of By-law No. 6593 is amended by marking the land referred to in Section 2, "S-225".

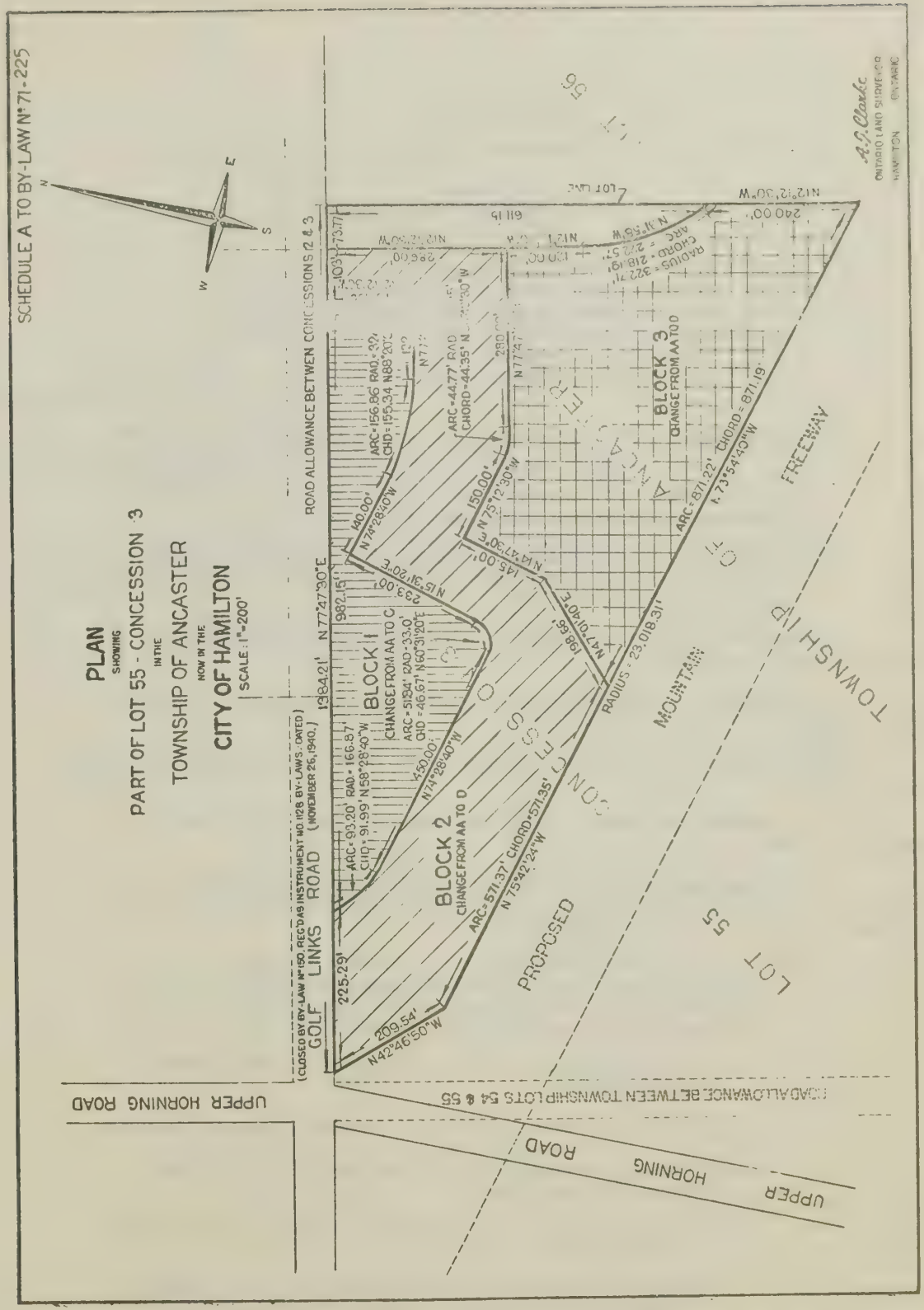
5. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

6. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 1st day of December, A.D. 1971.

K. E. AVERY,
City Clerk.

VICTOR COPPS,
Mayor.



Bill No. 315

This is Schedule "A" to By-law No. 71-314 passed the 1st day of December, 1971.

THE CORPORATION OF THE CITY OF HAMILTON

Deputy City Clerk

Mayor

SCHEDULE S-228

BY-LAW NO. 71-313

To Amend:

Zoning By-law No. 6593

Respecting:

The Establishment of a Site Plan to regulate the development of land located on the west side of Garth Street in the area north of Stone Church Road

WHEREAS By-law No. 70-14, passed on the 13th day of January, 1970, did,

(a) rezone the land shown as Block 7 on Schedule "A" to the said By-law, No. 70-14 from "AA" (Agricultural) district to "DE" (Low Density Multiple Dwellings, etc.) district, and

(b) make the said land comprised in Block 7 subject to a site plan as shall be annexed to said further and other by-laws as may be enacted by The Corporation of the City of Hamilton;

AND WHEREAS By-law No. 70-14 was approved by the Ontario Municipal Board on the 29th day of May, 1970;

AND WHEREAS the lands hereinafter referred to comprise part of Block 7 shown on Schedule "A" to By-law No. 70-14;

AND WHEREAS it is expedient to regulate the land hereinafter referred to by a Site Plan.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with,

(a) as to the land, the extent and boundaries of which are shown as Block 'D' according to Plan M-66 registered on June 21, 1971 in the Office of Land Titles for the City of Hamilton, the "DE" District provisions subject to the special requirements,

(i) shown on and referred to in a Site Plan hereto annexed as Schedule "B";

(ii) that the lot area is not less than 245,940 square feet; and

(iii) that the residential use is comprised of not more than 12 row dwelling buildings,

A. each of which is not more than 2 storeys or 29 feet above grade, and

B. each of which is respectively composed of the number of dwelling units shown in respect of each building in Schedule "B", and

C. composed of a total of not more than 82 dwelling units;

D. for which there shall be provided as accessory thereto, 103 parking spaces or 1.25% parking space for each dwelling unit on the parking areas shown on Schedule "B"; and

(iv) that the landscaped areas shall not be less than 140,000 square feet;

(v) that the required rear yard shall have a depth of not less than 24 feet; and

(vi) that each of the parking areas shall not be nearer to the wall of each of the row dwelling building than 4 feet, 7 feet and 10 feet, as the case may be, as shown on Schedule "B".

2. Zoning By-law No. 6593 is amended by adding this amending by-law to Section 19B as Schedule "S-228".

3. Sheets W.27b and W.27c of the District Maps appended to and forming part of By-law No. 6593 are amended by marking the land referred to in Section 1, "S-228".

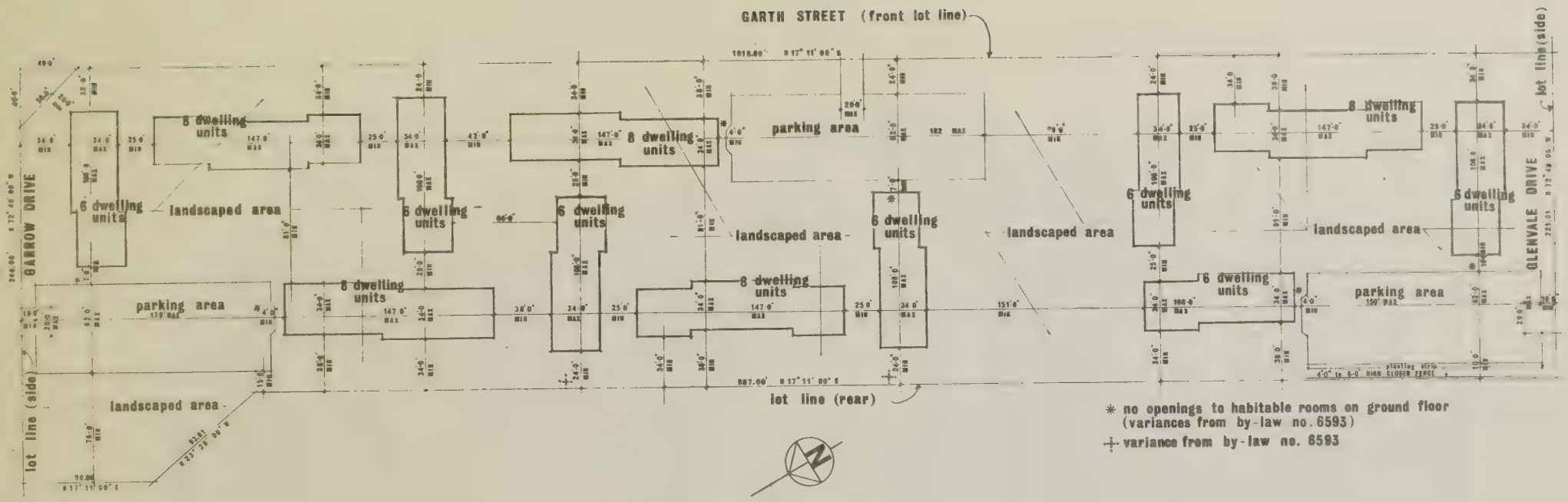
4. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this By-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating the giving of such notice.

5. The City Solicitor is hereby authorized and directed to make application to the Ontario Municipal Board for the necessary approval of this By-law.

PASSED this 1st day of December, A.D. 1971.

Victor Copps,
Mayor.

K. E. Avery,
Deputy City Clerk.



Details of Development

LOT AREA	5.646 acres 245940 sq.ft. net
NO. OF DWELLING UNITS	82 max townhouses
LANDSCAPED AREA	140000 sq.ft. or 55 % of lot area-min.
BUILDING AREA	51600 sq.ft. max
PARKING SPACES	103 or 1.25/dwelling unit
BUILDING HEIGHT	29'0" max.-- 2 stories

Gilkson Gardens

block 'D'

PART OF LOT 19 CONCESSION 7
TOWNSHIP OF BARTON now in the
CITY OF HAMILTON

FOR
VIN-TON CONTRACTING LIMITED

STANLEY M. ROBSON REGISTERED ARCHITECT

SCHEDULE 'B' to by-law no. 71-313

S-78 (c)

SCHEDULE S-233

BY-LAW NO. 72-46

To Amend:

Zoning By-law No. 6593

Respecting:

Land located at the South-East Corner of
Mohawk Road and Magnolia Drive

The Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W.43a of the District Maps, appended to and forming part of Zoning By-law No. 6593, passed on the 25th day of July, 1950, is amended,

(a) by changing from "AA" (Agricultural) district to "G-1" (Designed Shopping Centre) district, those lands,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "G-1" District provisions applicable to the lands shown on Schedule "A" are amended and modified by substituting in lieu of the particular applicable District provisions, the special requirements,

(1) of variances providing for restrictions, as follows:

(a) The building area shall not exceed 55,000 square feet;

(b) The rear yard shall,

(i) be adjacent to the north side of Wendover Drive, and

(ii) have a depth of not less than 10 feet;

(c) The parking spaces that shall be provided are 5.5 parking spaces for each 1,000 square feet of commercial floor area;

(d) Bowling alleys are prohibited;

(e) Billiard rooms are prohibited.

3. For the purpose of calculating the number of parking spaces under clause (c) of subsection 1 of section 2, "commercial floor area" does not include floor areas occupied by

(a) electrical rooms;

(b) mechanical rooms;

(c) malls and other public amenity areas.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used except in accordance with,

(a) the "G-1" District provisions,

subject to the special requirements referred to in section 2.

5. Zoning By-law No. 6593 is amended by adding this by-law to Section 19B as "S-233".

6. Sheet No. W.43a of the District Maps, appended to and forming part of By-law No. 6593, is amended by marking the land referred to in section 1, above, as "S-233".

7. The City Clerk is hereby authorized and directed to proceed as soon as possible with the giving of notice of the passing of this by-law, including a brief explanation of its purpose, and with the carrying out of all other directions of the Ontario Municipal Board relating to the giving of such notice.

8. The City Solicitor is hereby authorized and directed to make application to the Ontario Board for the necessary approval of this By-law.

PASSED this 8th day of February, A.D. 1972.

E. A. Simpson,
City Clerk.

Victor Copps,
Mayor.

Schedule "A" to By-law No. 72- 46

LEGEND

Lands on part of Sheet No. W-43A of the Zoning District Maps to be re-zoned from "AA" (Agricultural) District to "G-1" (Designed Shopping Centre) District.

Bill No. 44

This is Schedule "A" to By-law No. 72- 46 passed the 8th day of February, 1972.

THE CORPORATION OF THE CITY OF HAMILTON

City Clerk

Mayor

(S-233) (o)

DV2-500
DV2-400
DV2-410
ESV2-410
ESV2-310

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